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A publication of the Economic Development and Industrial Corporation of Boston

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BOSTON INDUSTRIAL REAL ESTATE LISTINGS **FALL 1992**

CITY OF BOSTON

Raymond L. Flynn, Mayor

Economic Development and Industrial Corporation

Donald A. Gillis, Executive Director
Stuart J. Vidockler, Chairman
Kevin C. Phelan, Vice Chairman
Marguerite H. Connaughton
Robert Consalvo
Timothy W. Kilduff
J.D. Nelson
Fletcher H. Wiley, Esq.

EXECUTIVE SUMMARY

Boston is home to over 20 million square feet of industrial building space, 65% of which is quality industrial building space. EDIC's 1992 survey of industrial space in Boston indicate that Boston's market for industrial space showed slight improvement from the previous year, despite the continued cautious recovery in the local and regional economies. The vacancy rate for all types of industrial space in Boston fell slightly to 42.1% this year, from 45.9% in 1991. Unlike in 1991, however, very few owners and brokers of industrial sites in Boston adopted shifts in their marketing strategies, such as upgrading of low-end space to quality industrial space and drastic cuts in industrial rents, in the hope of increasing market activity.

Like the past few years, the market for industrial R&D (Type II) space remained healthy, as its average vacancy rate continued to drop this year to 24.8% from 29.6% in 1991. The Fenway/Kenmore neighborhood recorded among the lowest vacancy rate of 14.9% for Type II space, a result of the area's reputable health care and R&D cluster. On the other hand, Boston's low-end industrial space (Type III) continued to post the highest vacancy rate among the three categories of industrial buildings in the City, with an average of 71.2%, up from last year's average of 69.7%.

As the average rent for quality industrial (Type I) space in Boston remained constant at $4.71 per square foot, the average vacancy rate for Type I space in Boston fell slightly to 44.5% from last year's 49.3%. Average rent for industrial space in Boston remained competitive with rents in other metro regions in the nation such as Los Angeles ($4.80), Northern Virginia ($7.75), and Northern New Jersey ($4.12).

Quality industrial space at EDIC's Marine Industrial Park also remained competitive, with an average rent below that of the City as well as that of the Greater Boston area -- including Cambridge ($4.58). Other neighborhoods such as Charlestown, Dorchester, Hyde Park, Jamaica Plain, and Roxbury became more competitive over the past year, with average rents for Type I space falling from last year.

Stable industrial rents and the continued upgrading of industrial space are expected to play increasingly important roles in making Boston more attractive to industry. These market conditions can be particularly important in attracting new-technology R&D-based industries and retaining traditional industrial activities in the City.

EDIC's ***SITEFINDER*** is a comprehensive listing of leasable industrial sites in the City of Boston. It contains over 150 detailed profiles of available industrial space -- buildings and land -- located in Boston's neighborhoods, as well as in EDIC's Marine Industrial Park. The site profiles presented in the ***SITEFINDER*** are based on information provided by brokers or owners of industrial sites in the City. These information are updated by EDIC's Research Department and presented in the ***SITEFINDER*** annually.

In order to effectively assess the industrial real estate market in the City of Boston, EDIC has classified leasable industrial building space into the following three categories:

> ***TYPE I:*** Quality industrial space (no major renovations needed) at a reasonable price and with favorable lease terms.
>
> ***TYPE II:*** Industrial space with amenities and of high quality -- space primarily used by high-tech and/or R&D firms.
>
> ***TYPE III:*** Industrial space which requires some capital investment, has unfavorable lease terms (less than 5 years), or is located in an area undergoing use changes.

TYPE I

Well over half of the leasable industrial building space in Boston belong in this category. Market activity for quality industrial (Type I) space improved over the past year, as the average vacancy rate dropped from 1991's level of 49.3% to 44.5%.

The average rent for Type I space in most Boston neighborhoods (including Charlestown, Dorchester, and East Boston) and in EDIC's Marine Industrial Park (MIP) is lower than the average rent for all Type I space in the entire City of Boston ($4.71 per square foot). The average rent for quality industrial space in EDIC's MIP is $4.12 per square foot.

TYPE II

The healthy market for industrial R&D (Type II) space in Boston continued through the past year. The vacancy rate for Boston's Type II space fell to 24.8% from 29.6% in 1991 as the average rent for Type II space fell by 4% to $10.81 per square foot. This is in line with efforts to attract R&D-based activities into Boston.

The healthy market for industrial R&D space in Boston is expected to continue as recruitment efforts in the City and region continue to be focussed on new-tech and R&D-based industries.

TYPE III

Only 12% of the industrial buildings included in this year's Sitefinder profiles are leasable low-end industrial (Type III) space -- primarily used for distribution and storage. Over the past year, the vacancy rate for Type III space rose to 71.2%, the highest among the three categories of industrial building space.

Unlike last year, majority of the owners of Type III space discontinued their efforts to upgrade their property to quality industrial space; instead, have decided to wait and see what kinds of renovations potential tenants need. Last year, space which had previously been low-end industrial space needing a fair amount of renovation had been reclassified as quality industrial space because of completed renovations.

Total Industrial Building Space in Boston, 1992: 23,650,059 Sq. Ft.

*LEASABLE INDUSTRIAL BUILDINGS **
Summary for City of Boston, by Building Category
Third Quarter, 1992

Category	Total SF	Vacant SF	Occupied SF	Vacancy Rate
TYPE I	8,071,687	3,594,976	4,476,711	44.5%
TYPE II	3,015,534	746,385	2,269,149	24.8%
TYPE III	1,116,339	795,078	321,261	71.2%
TOTAL	12,203,560	5,136,439	7,067,121	42.1%

*LEASABLE INDUSTRIAL BUILDINGS IN THE CITY OF BOSTON**
Summary for All Building Categories, by Neighborhood
Third Quarter, 1992

					Average Rent per Sq. Ft.		
Neighborhood	Total SF	Vacant SF	Occupied SF	Vacancy Rate	TYPE I	TYPE II	TYPE III
Marine Industrial Park	1,942,025	475,623	1,466,402	24.5%	4.12	11.00	
Allston/Brighton	810,210	413,125	397,085	51.0%	6.25	11.74	
Central Boston	535,000	339,000	196,000	63.4%	4.78		
Charlestown	2,172,817	955,171	1,217,646	44.0%	4.54	11.75	3.37
Dorchester	343,619	275,119	68,500	80.1%	4.00	12.00	4.20
East Boston	1,218,584	452,000	766,584	37.1%	4.13	9.12	
Fenway/Kenmore	305,000	39,700	265,300	13.0%	6.00	18.33	
Hyde Park	853,814	561,660	292,154	65.8%	3.87	9.50	2.75
Jamaica Plain	490,062	203,562	286,500	41.5%	4.60	7.00	4.00
Mattapan	40,000	13,000	27,000	32.5%			
Roslindale	43,000	12,000	31,000	27.9%	4.50		
Roxbury	1,189,563	427,163	762,400	35.9%	4.00	11.00	
South Boston	1,942,866	894,316	1,048,550	46.0%	5.11	8.50	2.69
South End	195,000	45,000	150,000	23.1%	6.00	9.00	
West Roxbury	122,000	30,000	92,000	24.6%	4.00		
Total, City of Boston	**12,203,560**	**5,136,439**	**7,067,121**	**42.1%**	**4.71**	**10.81**	**3.40**

* Based on information provided to EDIC by site owners and brokers owners who participated in EDIC's 1992 Sitefinder Surveys, either by phone or mail.

Source: EDIC/Boston, 1992.

FILE: SF92.WK1

The purpose of the ***SITEFINDER*** is to assist companies that need expansion or relocation space find suitable industrial sites in the City of Boston. It is a valuable tool used by EDIC in providing the real estate community and companies with detailed information on the types of available industrial space in Boston.

The ***SITEFINDER*** is divided into 13 sections -- a section for the different Boston neighborhoods as well as for EDIC's Marine Industrial Park where industrial space is available. An index breaks down the available buildings and land by location and size. Within each neighborhood section, each site is described in a one page profile with information on a contact person, the size of the building or land, sale price or rent, lease or sale terms, building description, transportation details, and other pertinent comments about the site.

The ***SITEFINDER*** is published by Boston's Economic Development Agency/EDIC. The ***SITEFINDER*** includes only industrial sites in Boston which are currently being marketed by the site owners or brokers, and sites which were provided to EDIC by owners or brokers who participated in this year's ***SITEFINDER*** survey.

EDIC's mission is to retain and create quality job opportunities for Boston residents. Through the ***SITEFINDER***, EDIC will be able to continue assisting many companies to expand and locate within the City, and in so doing, continue its commitment to create more jobs for Boston's residents. We are sure you will find this publication useful and interesting.

CITY OF BOSTON

Raymond L. Flynn, Mayor

BOSTON'S ECONOMIC DEVELOPMENT AGENCY/EDIC

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Timothy W. Kilduff
J.D. Nelson
Fletcher H. Wiley, Esq.

Jocelina O. Benzmiller
Research Manager

Boris Jacq
Summer Intern

Jim McParland
Project Manager

EDIC / BOSTON

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
Allston		
6,966	90 - 100 Windom Street	For Lease
9,000	1360 Soldier's Field Road	For Lease
9,000	80 Ashford Street	For Lease
10,000	119 Braintree Street	For Lease
21,000	20 Linden Street	For Lease
31,000	25 Travis Street	For Lease
40,000	52 Everett Street	For Sale or Lease
53,159	184 - 188 Everett Street	For Lease
200,000	115 Cambridge Street	For Lease
Brighton		
10,000	35 Hichborn Street	For Sale or Lease
11,000	236 Brighton Avenue	For Sale or Lease
12,000	35 Soldier's Field Place	For Sale or Lease
Central Boston		
4,000	33 Harrison Avenue	For Lease
9,000	28 Piedmont Street	For Sale or Lease
26,000	42 - 44 Chauncy Street	For Lease
60,000	131 Beverly Street	For Lease
240,000	226 Causeway Street	For Sale or Lease
Charlestown		
5,000	56 Roland Street	For Lease
13,000	24 Cambridge Street	For Sale
15,000	18 Spice Street	For Sale or Lease
18,000	33 Medford Street	For Lease
26,000	66 Cambridge Street	For Sale or Lease
27,600	480 Rutherford Avenue	For Lease
30,695	465 Medford Street	For Lease
45,000	90 Cambridge Street	For Sale or Lease
83,659	529 Main Street	For Lease
100,000	425 - 444 Medford Street	For Sale or Lease
135,000	267 - 281 Medford Street	For Lease
200,000	50 Terminal Street	For Lease
256,217	Terminal Street	For Lease
Dorchester		
1,200	12 Sturtevant Street	For Lease
5,000	103 Clayton Street	For Lease
11,000	100 Gibson Street	For Sale or Lease
12,000	489 Gallivan Blvd	For Sale or Lease
14,200	60 Clayton Street	For Sale or Lease
24,000	95 Freeport Street	For Sale or Lease
42,000	250 - 258 Woodrow Avenue	For Lease
45,719	74 Lawley Street	For Sale or Lease
120,000	690 Dudley Street	For Lease
East Boston		
10,000	256 Marginal Street, Bldg. #16	For Lease

EDIC / BOSTON

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
East Boston (cont.)		
10,000	256 Marginal Street, Bldg. #17	For Lease
14,000	100 Condor Street	For Lease
18,000	256 Marginal Street, Bldg. #23 and 33	For Lease
20,000	256 Marginal Street, Bldg. #15	For Lease
22,000	110 - 130 Condor Street	For Lease
28,000	80 Border Street	For Lease
30,000	161 Prescott Street	For Lease
36,000	256 Marginal Street, Bldg. #18	For Lease
44,000	98 Rear Condor Street	For Lease
50,000	156 Porter Street	For Lease
56,000	1 Harborside Drive	For Lease
114,000	144 Addison Street	For Sale or Lease
Fenway		
4,900	109 Brookline Avenue	For Lease
8,500	61 Brookline Avenue	For Lease
10,000	145 Ipswich Street	For Lease
16,300	1260 Boylston Street	For Sale or Lease
Hyde Park		
2,260	893 Hyde Park Avenue	For Lease
3,000	120 Business Street	For Lease
4,400	891 Hyde Park Avenue	For Lease
6,000	21 Industrial Drive	For Lease
10,000	1616 Hyde Park Avenue	For Lease
11,812	1214 Hyde Park Avenue	For Sale
20,000	1476 River Street	For Lease
20,000	130 Bradlee Street	For Lease
26,000	54 Walter Street	For Lease
30,000	1415 Hyde Park Avenue	For Lease
40,000	1641 - 1645 Hyde Park Avenue	For Sale or Lease
400,000	1 Damon Street	For Lease
Jamaica Plain		
2,000	179 Amory Street	For Lease
2,000	50 Stedman Street	For Lease
7,000	76 Stonely Road	For Lease
12,000	181 - 185 Amory Street	For Sale or Lease
13,000	31 Germania Street	For Lease
20,000	59 - 71 Amory Street	For Lease
20,000	18 Marbury Terrace	For Sale
27,625	172 Green Street	For Sale or Lease
38,000	31 Heath Street	For Sale or Lease
39,937	3390 Washington Street	For Sale or Lease
42,000	1705 Columbus Avenue	For Lease
Marine Industrial Park		
21,954	21 - 25 Drydock Avenue	For Lease

EDIC / BOSTON

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
Marine Industrial Park (cont.)		
115,250	27 Drydock Avenue	For Lease
160,000	1 Design Center Place	For Lease
178,419	12 Channel Street	For Lease
Mattapan		
13,000	33 Mildred Avenue	For Lease
Roslindale		
5,500	98 Lochdale Road	For Lease
6,500	44 Lochdale Road	For Lease
25,000	28 Mahler Road	For Sale
Roxbury		
5,000	20 West Howell Street	For Lease
10,000	1132 Blue Hill Avenue	For Lease
12,000	133 Southampton Street	For Sale
12,796	1960 Washington Street	For Lease
14,000	27 - 29 Bradston Street	For Sale
15,000	960 Massachusetts Avenue	For Lease
16,000	33 Bradston Street	For Sale
20,000	166 Terrace Street	For Sale or Lease
20,000	1010 Massachusetts Avenue	For Lease
25,000	120 Southampton Street	For Lease
25,000	65 Allerton Street A	For Sale or Lease
26,000	169 Norfolk Avenue	For Lease
26,000	15 Rusfield Street	For Lease
32,880	100 Topeka Street	For Sale
34,367	140 Cummings Street	For Sale or Lease
40,000	2101 Washington Street	For Lease
50,000	817 Albany Street	For Sale
68,000	17 Warren Street	For Lease
100,000	87 Kemble Street	For Sale or Lease
South Boston		
2,600	383 Dorchester Avenue	For Lease
3,476	516D East Second Street	For Lease
3,750	207 F Street	For Sale or Lease
3,750	212 Old Colony Avenue	For Lease
3,800	803 Summer Street	For Lease
4,000	220 Northern Avenue	For Lease
4,000	11 Elkins Street	For Lease
6,800	10 - 12 Powerhouse Road	For Lease
7,000	253 Northern Avenue	For Lease
9,000	353 - 359 Congress Street	For Sale or Lease
10,000	409 Dorchester Avenue	For Sale or Lease
11,000	44 Stillings Street	For Lease
13,000	60 K Street	For Lease
13,900	775 Summer Street	For Lease

EDIC / BOSTON

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
South Boston (cont.)		
15,600	388 East Eighth Street	For Sale or Lease
20,000	369 Dorchester Avenue	For Lease
20,200	315 Northern Avenue	For Lease
21,000	369 Congress Street	For Lease
21,000	15 Elkins Street	For Lease
25,000	474 Dorchester Avenue	For Lease
25,340	307 West First Street	For Sale or Lease
30,000	28 Damrell Street	For Lease
40,000	647 Summer Street	For Lease
68,000	365 Dorchester Avenue	For Sale or Lease
75,000	249 West Second Street	For Sale or Lease
100,000	437 D Street	For Sale or Lease
126,000	415 Summer Street	For Sale or Lease
225,000	14 - 16 Greenbaum Street	For Sale or Lease
South End		
10,000	242 East Berkeley Street	For Lease
15,000	90 Wareham Street	For Lease
20,000	1234 Washington Street	For Lease
West Roxbury		
10,000	Washington Street	For Sale
30,000	225 Rivermoore Street	For Lease

EDIC / BOSTON

INDEX OF LAND FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
Charlestown		
132,641	Terminal Street	For Lease
450,000	425 - 444 Medford Street	For Sale or Lease
768,000	33 Medford Street	For Lease
Dorchester		
7,000	95 Freeport Street	For Sale or Lease
15,000	103 Clayton Street	For Lease
17,000	1252 Massachusetts Avenue	For Sale
97,000	193 Talbot Avenue	For Sale or Lease
East Boston		
54,000	98 Rear Condor Street	For Lease
174,000	1 Harborside Drive (B)	For Lease
261,360	345 McClellan Highway	For Sale or Lease
414,000	144 Addison Street	For Sale or Lease
Hyde Park		
	1665 Hyde Park Avenue	For Lease
6,000	1750 Hyde Park Avenue	For Lease
9,450	Harvard/Winthrop Street	For Sale
20,000	21 Industrial Drive	For Lease
Jamaica Plain		
30,000	18 Marbury Terrace	For Sale
Roxbury		
	1960 Washington Street	For Lease
	33 Bradston Street	For Sale
10,000	960 Massachusetts Avenue	For Lease
15,500	27 - 29 Bradston Street	For Sale
28,300	77 Terrace Street	For Sale
34,100	65 Allerton Street B	For Sale or Lease
50,767	133 Southampton Street	For Sale
118,816	34 Moore Street	For Sale
South Boston		
10,500	K Street	For Sale or Lease
191,520	Elkins Street	For Lease
West Roxbury		
25,000	Washington Street	For Sale

MARINE INDUSTRIAL PARK

EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK Type: I

12 Channel Street
Marine Industrial Park MA 02210

CONTACT PERSON

Tom Fields, Owner
EDIC/Boston
43 Hawkins Street
Boston MA 02114
Phone: 617-635-3342

SIZE

Building Space Available:	178,419 Sq.Ft
Total Building Space:	297,025 Sq.Ft
Building Foot Print:	0 Sq.Ft

LEASE TERMS

Rent: $ 2.00 - 3.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1978 Floors: 9

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Bus #6:MIP-South Station or Haymarket; Bus #3:MIP-Chinatown.
Rail Trans: Yes (at night only)
Sea Trans: Docking facility.
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 1 mile.

COMMENTS

EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK Type: II

Design Center Place
1 Design Center Place
Marine Industrial Park MA 02210

CONTACT PERSON

Laura Crosby, Broker
Boston Design Center
1 Design Center Place
Boston MA 02210
Phone: 617-338-5062

SIZE

Building Space Available: 160,000 Sq.Ft
Total Building Space: 540,000 Sq.Ft
Building Foot Print: 62,500 Sq.Ft

LEASE TERMS

Rent: $11.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1985 Floors: 8

Stud Height: 13.0 Loading Docks: 1 Tailboard
Freight Elevators: 2 Parking Spaces: 718

Utilities:
Features:
Description: Class A reinforced concrete construction.

TRANSPORTATION

Public Trans: Bus #6: MIP-South Station or Haymarket;Bus #3:MIP-Chinatown.
Rail Trans: Yes (at night only)
Sea Trans: Docking facility across street
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 1 mile.

COMMENTS

Accommodates tenants in office and home furnishings industry,
Parking garage across the street.

EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK Type: I

Bronstein Industrial Center
21 - 25 Drydock Avenue
Marine Industrial Park MA 02210

CONTACT PERSON

Tom Fields, Owner
EDIC/Boston
43 Hawkins Street
Boston MA 02114
Phone: 617-635-3342

SIZE

Building Space Available:	21,954 Sq.Ft
Total Building Space:	825,000 Sq.Ft
Building Foot Print:	206,376 Sq.Ft

LEASE TERMS

Rent: $ 4.00 - 4.75 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1983 Floors: 8

Stud Height: 16.0 Loading Docks: 1 Tailboard
Freight Elevators: 6 Parking Spaces: 500

Utilities: Steam, heat.
Features: 2 passenger elevators, new restrooms.
Renovations: Improvements made on loading docks, electrical wiring.
Description: Class A reinforced concrete construction.

TRANSPORTATION

Public Trans: Bus #6: MIP-South Station or Haymarket; Bus #3:MIP-Chinatown
Rail Trans: Yes (at night only).
Sea Trans: Docking facility across the street.
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 1 mile.

SITE USES

Manufacturing.

COMMENTS

Rent includes tax.

EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK Type: I

Section A (Building 114)
27 Drydock Avenue
Marine Industrial Park MA 02210

CONTACT PERSON

Dana Narlee, Broker
Pearson Associates
1 International Pl.,Suite 1130
Boston MA 02110
Phone: 617-330-8676

SIZE

Building Space Available: 115,250 Sq.Ft
Total Building Space: 280,000 Sq.Ft
Building Foot Print: 36,700 Sq.Ft

LEASE TERMS

Rent: $ 4.50 - 6.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1988 Floors: 8

Stud Height: 16.0 Loading Docks: 1 Tailboard (bay), 1 Drive-in
Freight Elevators: 3 Parking Spaces: 40

Utilities:
Features: 2 passenger elevators, oversized elevators.
Description: Class A reinforced concrete construction.

TRANSPORTATION

Public Trans: Bus #6: MIP - South Station or Haymarket.
Rail Trans: Yes (at night only)
Sea Trans: Docking facility across street
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 1 mile.

COMMENTS

Floor load: 250 lbs./sq.ft.

ALLSTON/BRIGHTON

EDIC / BOSTON

Building space for lease in ALLSTON

Type: I

80 Ashford Street
Allston MA 02134

CONTACT PERSON

Rob Grant, Broker
Hamilton Realty
39 Brighton Avenue
Brighton MA 02134
Phone: 617-783-0039

SIZE

Building Space Available:	9,000	Sq.Ft
Total Building Space:	15,000	Sq.Ft
Building Foot Print:	5,000	Sq.Ft

LEASE TERMS

Rent: $ 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1987 Floors: 3

Stud Height: 0.0 Loading Docks: 1 Tailboard
Freight Elevators: 1 Parking Spaces: 20

Utilities: Sprinklered; electric HVAC system.
Features:
Description:

TRANSPORTATION

Public Trans: MBTA Green Line (B), 1/4 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: To Cambridge Street to I-90 (Mass Pike), 1/2 mile.

SITE USES

Light manufacturing

COMMENTS

3 floors includes a basement.
5-year lease terms.

EDIC / BOSTON

Building space for sale/lease in BRIGHTON Type: I

236 Brighton Avenue
Brighton MA 02135

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
303 Congress Street Suite 600
Boston MA 02210
Phone: 617-330-1070

SIZE

Building Space Available: 11,000 Sq.Ft
Total Building Space: 11,000 Sq.Ft
Building Foot Print: 5,000 Sq.Ft

LEASE/SALE TERMS

Rent: $10.00 Sq.Ft Triple Net
Sale price: $ 1,000,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 12.0 Loading Docks: 1 Tailboard
Freight Elevators: 0 Parking Spaces: 12

Utilities:
Features: HVAC (electric); sprinklered.
Description: Steel frame; brick & block construction.

TRANSPORTATION

Public Trans: Bus #57: Watertown - Kenmore Square.
Rail Trans: None
Sea Trans: None
Highway Trans: Brighton Avenue to Commonwealth Avenue to I-93 N/S.

SITE USES

Manufacturing

COMMENTS

1 floor plus basement; conveyor to basement from 1st floor
Lease terms available: 3-5 years

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Building space for lease in ALLSTON

Type: I

119 Braintree Street
Allston MA 02134

CONTACT PERSON

Bruce Roberts, Broker
LBS Management
209 West Central Street
Natick MA 01760
Phone: 508-650-9900

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	150,000 Sq.Ft
Building Foot Print:	21,000 Sq.Ft
Available Subdivision:	5,000 SF in 1st flr.; 5,000 SF on 2nd flr. avail.

LEASE TERMS

Rent: $ 5.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1918 Floors: 7

Stud Height: 11.0 Loading Docks: 7 Tailboards, 1 Drive-in
Freight Elevators: 3 Parking Spaces: 150

Utilities:
Features: Fully sprinklered; one passenger elevator.
Description: Concrete structure.

TRANSPORTATION

Public Trans: Adjacent to a bus line on Everett Street.
Rail Trans: None
Sea Trans: None
Highway Trans: Abuts Mass Turnpike, 2 minutes (Allston Exit).

SITE USES

Light Industrial, Multi-user.

COMMENTS

Space includes basement.
Five-year lease term.

EDIC / BOSTON

Building space for lease in ALLSTON

Type: III

115 Cambridge Street
Allston MA 02134

CONTACT PERSON

Francis V. Cunningham, Broker
Beal & Company, Inc.
177 Milk Street
Boston MA 02109
Phone: 617-451-2100

SIZE

Building Space Available: 200,000 Sq.Ft
Total Building Space: 200,000 Sq.Ft
Building Foot Print: 200,000 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 21.0 Loading Docks: 30
Freight Elevators: 0 Parking Spaces: 400

Utilities:
Features:
Renovations: Negotiable.
Description:

TRANSPORTATION

Public Trans: On MBTA bus route, or within 2 blocks.
Rail Trans: None.
Sea Trans: Not applicable.
Highway Trans: Mass Pike and Storrow Drive, 1 mile.

SITE USES

Warehouse.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for sale/lease in ALLSTON Type: I

52 Everett Street
Allston MA 02134

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
303 Congress Street, Suite 600
Boston MA 02210
Phone: 617-330-1070

SIZE

Building Space Available: 40,000 Sq.Ft
Total Building Space: 65,000 Sq.Ft
Building Foot Print: 20,000 Sq.Ft
Available Subdivision: Floors 2 & 3 currently available: 20,000 SF/each.

LEASE/SALE TERMS

Rent: $ 4.00 Sq.Ft
Sale price: $ 2,500,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1940 Floors: 3

Stud Height: 12.0 Loading Docks: 2 Tailboards
Freight Elevators: 1 Parking Spaces: 35

Utilities: Fully air conditioned.
Features: Indoor Parking.
Description: Wooden floors.

TRANSPORTATION

Public Trans: MBTA Green Line; bus on Western Avenue, Cambridge Street.
Rail Trans: Yes
Sea Trans: None
Highway Trans: Everett Street to Western Avenue to Mass. Turnpike.

COMMENTS

50% office space, 50% open space.

EDIC / BOSTON

Building space for lease in ALLSTON

Type: III

Vatco Building
184 - 188 Everett Street
Allston MA 02134

CONTACT PERSON

Francis V. Cunningham, Owner
Beal & Company, Inc.
177 Milk Street
Boston MA 02109
Phone: 617-451-2100

SIZE

Building Space Available:	53,159 Sq.Ft
Total Building Space:	118,420 Sq.Ft
Building Foot Print:	118,420 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: 1965 Floors: 1

Stud Height: 18.0 Loading Docks: 1 Drive-in
Freight Elevators: 0 Parking Spaces: 100

Utilities:
Features: Sprinklered.
Renovations: Part of building is wood - needs rehabilitation.
Description:

TRANSPORTATION

Public Trans: Green Line (B Line),1 mile; Bus on Western Avenue.
Rail Trans: Yes
Sea Trans: None
Highway Trans: Western Avenue to Mass. Turnpike, 1 1/2 miles.

SITE USES

Warehouse, office.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for sale/lease in BRIGHTON

Type: II

Morrison Schiff Building
35 Hichborn Street
Brighton MA 02135

CONTACT PERSON

Richard Battista, Owner
Rita Raye Trust
35 Hichborn Street
Brighton MA 02135
Phone: 617-254-5404

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	26,000 Sq.Ft
Building Foot Print:	14,000 Sq.Ft
Available Subdivision:	First and second floors.

LEASE/SALE TERMS

Rent: $ 8.00 - 11.00 Sq.Ft Triple Net
Sale price: $ 2,500,000 Taxes: $ 25,000

BUILDING DESCRIPTION

Year Completed: 1986 Floors: 2

Stud Height: 25.0 Loading Docks: 1
Freight Elevators: 0 Parking Spaces: 30

Utilities: Gas, water, electric.
Features:
Renovations: none
Description: Very good location, all newly modernized.

TRANSPORTATION

Public Trans: Bus #63 - Central Square to Cleveland Circle, 4 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Hichborn St. to Cambridge St. to Beacon St. to I-90.

SITE USES

Manufacturing, R&D

COMMENTS

EDIC / BOSTON

Building space for lease in ALLSTON Type: II

Livermore Building
20 Linden Street
Allston MA 02134

CONTACT PERSON

Patrick Harrington, Broker
Ferris Company
89 Broad Street
Boston MA 02110
Phone: 617-556-8990

SIZE

Building Space Available:	21,000 Sq.Ft
Total Building Space:	57,900 Sq.Ft
Building Foot Print:	15,000 Sq.Ft
Available Subdivision:	15,000 SF on 2nd floor; 6,000 SF on 3rd floor.

LEASE TERMS

Rent: $13.00Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 3

Stud Height: 14.0 Loading Docks: 2 Tailboards, 1 Drive-In
Freight Elevators: 1 Parking Spaces: 39

Utilities:	All.
Features:	Fully sprinklered
Renovations:	Renovated in 1988.
Description:	Brick and beam turn-of-century renovation; fantastic views.

TRANSPORTATION

Public Trans:	Bus #64: Oak Square - Central Square Station (Red Line).
Rail Trans:	None
Sea Trans:	None
Highway Trans:	1 block to Harvard/Cambridge Avenue. Mass. Pike, 1/4 mile.

SITE USES

R&D, biotech/laboratory

COMMENTS

EDIC / BOSTON

Building space for sale/lease in BRIGHTON Type: II

35 Soldier's Field Place
Brighton MA 02134

CONTACT PERSON

Mark Gottesman, Broker
Hunneman Company
70-80 Lincoln Street
Boston MA 02111
Phone: 617-457-3211

SIZE

Building Space Available: 12,000 Sq.Ft
Total Building Space: 12,000 Sq.Ft
Building Foot Print: 12,000 Sq.Ft
Available Subdivision: Difficult to subdivide.

LEASE/SALE TERMS

Rent: $ 6.95 Sq.Ft Triple Net
Sale price: Taxes: $ 14,500

BUILDING DESCRIPTION

Year Completed: 1965 Floors: 1

Stud Height: 12.0 Loading Docks: 1 Drive-In
Freight Elevators: 0 Parking Spaces: 28

Utilities: Fully air conditioned.
Features:
Description:

TRANSPORTATION

Public Trans: Harvard Square(Red Line);Bus #63:Central Sq.-Cleveland Crcl.
Rail Trans: None
Sea Trans: None
Highway Trans: To Western Avenue to Mass Pike (I-90), 2 miles.

SITE USES

R&D, Manufacturing.

COMMENTS

Rent includes electricity.
Sale price to be established.

EDIC / BOSTON

Building space for lease in ALLSTON

Type: III

1360 Soldier's Field Road
Allston MA 02134

CONTACT PERSON

Francis V. Cunningham, Broker
Beal & Company, Inc.
177 Milk Street
Boston MA 02109
Phone: 617-451-2100

SIZE

Building Space Available:	9,000	Sq.Ft
Total Building Space:	9,000	Sq.Ft
Building Foot Print:	9,000	Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 0.0 Loading Docks: None
Freight Elevators: 0 Parking Spaces: 15

Utilities: Separate.
Features:
Renovations: Negotiable.
Description:

TRANSPORTATION

Public Trans: On MBTA bus route or within 2 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Mass Pike (I-90), Storrow Drive, 1 mile.

SITE USES

Warehouse, office.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for lease in ALLSTON

Type: II

The Barrett Building
25 Travis Street
Allston MA 02134

CONTACT PERSON

David Epstein, Owner
The Abbey Group
575 Boylston Street
Boston MA 02116
Phone: 617-266-8860

SIZE

Building Space Available:	31,000 Sq.Ft
Total Building Space:	31,000 Sq.Ft
Building Foot Print:	7,500 Sq.Ft

LEASE TERMS

Rent: $16.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1987 Floors: 4

Stud Height: 12.0 Loading Docks:
Freight Elevators: 1 Parking Spaces: 52

Utilities: Electricity, sewer, water on site, HVAC.
Features:
Renovations: Renovation completed May 1986.
Description: Solid masonry construction; concrete floors and roof.

TRANSPORTATION

Public Trans: Bus #86: Union Square - Harvard Square (Red Line).
Rail Trans: None
Sea Trans: None
Highway Trans: Cambridge Street or Western Avenue to Mass. Pike, 1/2 mile.

SITE USES

R&D, Laboratories.

COMMENTS

Adjacent to a light industrial park.
Owner seeking office/research uses.

EDIC / BOSTON

Building space for lease in ALLSTON Type: II

Windom Office & Industrial Park
90 - 100 Windom Street
Allston MA 02134

CONTACT PERSON

Francis V. Cunningham, Broker
Beal & Company, Inc.
177 Milk Street
Boston MA 02109
Phone: 617-451-2100

SIZE

Building Space Available:	6,966	Sq.Ft
Total Building Space:	114,890	Sq.Ft
Building Foot Print:	0	Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: 1980 Floors: 3

Stud Height: 10.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 60

Utilities:
Features:
Renovations: Negotiable.
Description: Multi-building complex.

TRANSPORTATION

Public Trans: MBTA Green Line, 1/2 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: To Cambridge Street to Mass. Pike (I-90), 1/4 mile.

SITE USES

R&D, industrial office.

COMMENTS

Rent is negotiable.

CENTRAL BOSTON

EDIC / BOSTON

Building space for lease in CENTRAL BOSTON Type: I

Hoffman Property
131 Beverly Street
Central Boston MA 02114

CONTACT PERSON

Kevin Brown, Broker
Peter Elliot
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Building Space Available: 60,000 Sq.Ft
Total Building Space: 180,000 Sq.Ft
Building Foot Print: 20,000 Sq.Ft
Available Subdivision: 5K SF--9th,10K on 8th & 7th,15K on 5th,20K on 3rd.

LEASE TERMS

Rent: $ 3.50 - 4.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1905 Floors: 9

Stud Height: 12.0 Loading Docks: 3 Tailboards
Freight Elevators: 3 Parking Spaces: 20

Utilities: Oil/steam heat
Features: Brick & cement; heavey floor load; one passenger elev.
Description:

TRANSPORTATION

Public Trans: North Station (Orange & Green Lines & Commuter Rail Lines).
Rail Trans: None
Sea Trans: None
Highway Trans: To I-93, 1/2 block.

SITE USES

Light manufacturing,warehouse.

COMMENTS

Rent includes heat and base year taxes.

EDIC / BOSTON

Building space for sale/lease in CENTRAL BOSTON Type: I

Stop & Shop Building
226 Causeway Street
Central Boston MA 02114

CONTACT PERSON

Eilish Neff, Broker
Meredith & Grew Inc.
160 Federal Street
Boston MA 02110
Phone: 617-330-8000

SIZE

Building Space Available: 240,000 Sq.Ft
Total Building Space: 240,000 Sq.Ft
Building Foot Print: 34,280 Sq.Ft

LEASE/SALE TERMS

Rent: $ 3.00 Sq.Ft
Sale price: $ 13,800,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1907 Floors: 7

Stud Height: 13.0 Loading Docks: 10 Tailboards
Freight Elevators: 4 Parking Spaces: 20

Utilities: Steam heat by oil, fully sprinklered.
Features: One passenger elevator.
Description: Wooden floors over concrete. Floor load: 250 Lbs/SF.

TRANSPORTATION

Public Trans: North Station (Orange Line, Green Line).
Rail Trans: Immediate access to Commuter Rail at North Station.
Sea Trans: None
Highway Trans: I-93 N/S, 1 block.

SITE USES

Storage, Warehouse

COMMENTS

Refrigeration space and a pasteurizing room on the 3rd flr.
7,500 SF of office space is on the 1st flr.

EDIC / BOSTON

Building space for lease in CENTRAL BOSTON Type: I

Former Boston Edison Plant
42 - 44 Chauncy Street
Central Boston MA 02111

CONTACT PERSON

Julie Freedman, Owner
Windsor Associates
38 Chauncy Street
Boston MA 02111
Phone: 617-426-7111

SIZE

Building Space Available:	26,000 Sq.Ft
Total Building Space:	26,000 Sq.Ft
Building Foot Print:	4,411 Sq.Ft

LEASE TERMS

Rent: $ 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1907 Floors: 5

Stud Height: 45.0 Loading Docks:
Freight Elevators: 1 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: MBTA Park Street and Downtown Crossing.
Rail Trans: None
Sea Trans: None
Highway Trans: To Kneeland Street to I-93 N/S.

SITE USES

Light manufacturing, storage.

COMMENTS

EDIC / BOSTON

Building space for lease in CENTRAL BOSTON Type: I

ILGWU Building
33 Harrison Avenue
Central Boston MA 02111

CONTACT PERSON

Sam Giurleo, Owner
Ladies Garment Workers Center, Inc.
33 Harrison Avenue
Boston MA 02111
Phone: 617-426-1515

SIZE

Building Space Available:	4,000	Sq.Ft
Total Building Space:	80,000	Sq.Ft
Building Foot Print:	2,000	Sq.Ft

LEASE TERMS

Rent: $ 5.22 - 6.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 8

Stud Height: 16.0 Loading Docks:
Freight Elevators: 2 Parking Spaces: 10

Utilities:
Features: Heat included; wooden floors.
Description:

TRANSPORTATION

Public Trans: Washington Street Station (Orange & Red Lines).
Rail Trans: Commuter Rail at South Station.
Sea Trans:
Highway Trans: Knapp Street to Kneeland Street to I-93 N/S.

SITE USES

Manufacturing, Other Indust'l

COMMENTS

There is a commercial loading zone nearby.

EDIC / BOSTON

Building space for sale/lease in CENTRAL BOSTON

Type: I

28 Piedmont Street
Central Boston MA 02116

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
303 Congress Street
Boston MA 02210
Phone: 617-330-1070

SIZE

Building Space Available:	9,000	Sq.Ft
Total Building Space:	9,000	Sq.Ft
Building Foot Print:	6,000	Sq.Ft

LEASE/SALE TERMS

Rent: $ 7.00 Sq.Ft Triple Net
Sale price: $ 450,000 Taxes: $ 6,500

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 17.0 Loading Docks: 2 Drive-in
Freight Elevators: 0 Parking Spaces: 4

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Arlington Street (Green Line); NE Med Center (Orange Line)
Rail Trans:
Sea Trans:
Highway Trans: Near Mass Pike; Expressway 1/2 mile away.

SITE USES

Manufacturing, Office, R&D

COMMENTS

CHARLESTOWN

EDIC / BOSTON

Building space for sale in CHARLESTOWN Type: I

24 Cambridge Street
Charlestown MA 02129

CONTACT PERSON

Trey Agnew, Broker
C.W. Whittier Co.
115 Federal Street
Boston MA 02110
Phone: 617-482-6000

SIZE

Building Space Available: 13,000 Sq.Ft
Total Building Space: 13,000 Sq.Ft
Building Foot Print: 5,000 Sq.Ft

SALE TERMS

Sale price: $ 775,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1903 Floors: 3

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Renovations: HVAC
Description:

TRANSPORTATION

Public Trans: T Sullivan Square
Rail Trans:
Sea Trans:
Highway Trans:

COMMENTS

Former Boston School.

EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN Type: I

66 Cambridge Street
Charlestown MA 02129

CONTACT PERSON

Edward Owens, Owner
Henry F. Owens, Inc.
48 Garden Street
Everett MA 02149
Phone: 617-381-1000

SIZE

Building Space Available: 26,000 Sq.Ft
Total Building Space: 26,000 Sq.Ft
Building Foot Print: 26,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 6.00 - 10.00 Sq.Ft
Sale price: $ 3,750,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1940 Floors: 1

Stud Height: 18.0 Loading Docks: 3 Drive-in
Freight Elevators: 0 Parking Spaces: 190

Utilities:
Features: Cement block building. Fenced with security gates.
Description: Adjacent to H.P. Hood and near Schrafts Center.

TRANSPORTATION

Public Trans: Sullivan Square Station (Orange Line), 1 block.
Rail Trans: B & M active.
Sea Trans: None
Highway Trans: Rutherford Ave. to I-93 N/S, 1/2 block.

SITE USES

Light mfng, distribution.

COMMENTS

Possible to create additional loading areas.

EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN Type: I

Union Office Supply Building
90 Cambridge Street
Charlestown MA 02129

CONTACT PERSON

Kevin Sullivan, Broker
CB Commercial, Inc.
1100 Winter Street
Waltham MA 02154
Phone: 617-487-6389

SIZE

Building Space Available: 45,000 Sq.Ft
Total Building Space: 45,000 Sq.Ft
Building Foot Print: 9,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 5.00 Sq.Ft Triple Net
Sale price: $ 2,100,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1982 Floors: 23

Stud Height: 26.0 Loading Docks: Dock High (6)
Freight Elevators: 2 Parking Spaces: 50

Utilities: Gas, Oil
Features:
Renovations: None
Description:

TRANSPORTATION

Public Trans: Orange Line.
Rail Trans:
Sea Trans:
Highway Trans: To I-93.

SITE USES

Mfg, Office, Warehouse

COMMENTS

EDIC / BOSTON

Building space for lease in CHARLESTOWN Type: II

The Schrafft Center
529 Main Street
Charlestown MA 02129

CONTACT PERSON

Stephen Weeks, Owner
The Flatley Company
529 Main Street
Boston MA 02129
Phone: 617-242-2700

SIZE

Building Space Available:	83,659 Sq.Ft
Total Building Space:	600,000 Sq.Ft
Building Foot Print:	85,000 Sq.Ft
Available Subdivision:	Third floor: 83,659 SF, subdividable.

LEASE TERMS

Rent: $ 10.00 - 18.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 6

Stud Height: 20.0 Loading Docks: 7 Modern loading docks with levelers
Freight Elevators: 2 Parking Spaces: 1000

Utilities:	Water, Sewer, Gas, Heat pump system (HVAC)
Features:	4 new passenger elevators. 20' x 20' bay spacing
Description:	R&D and Office space.

TRANSPORTATION

Public Trans:	Free shuttle to T at Sullivan Square. 1/2 mile.
Rail Trans:	None
Sea Trans:	Public Boat Ramp on site
Highway Trans:	Immediate access to Route I-93 N/S; Rt.1, 1 mile.

SITE USES

R&D, Light Manufacturing, Lab.

COMMENTS

On site Cafeteria, Health Club, Day Care center

EDIC / BOSTON

Building/Land space for lease in CHARLESTOWN Type: III

Revere Sugar Site
33 Medford Street
Charlestown MA 02129

CONTACT PERSON

Ms. Toni Whitmore, Owner
Massachusetts Port Authority, Maritime
10 Park Plaza
Boston MA 02116
Phone: 617-973-5354

SIZE

Building Space Available:	18,000	Sq.Ft
Total Building Space:	18,000	Sq.Ft
Building Foot Print:	0	Sq.Ft
Open Space Available:	768,000	Sq.Ft
Parcel Size:	13.00	Acres

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: Floors: 0

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Renovations: Renovation is needed; piers are in poor condition.
Description: Wooden and concrete piers - 500 lbs/SF.

TRANSPORTATION

Public Trans: Bus #92, #93: Sullivan Sq. (Orange Line)-Haymarket (Green).
Rail Trans: B & M rail track.
Sea Trans: Northern access road.
Highway Trans: Medford Street to Rte. 1 and I-93.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for lease in CHARLESTOWN Type: III

Nancy Sales Building
267 - 281 Medford Street
Charlestown MA 02129

CONTACT PERSON

Jeffrey F. Stoneberg, Owner
Property Resources, Inc.
10 Thatcher Street
Boston MA 02109
Phone: 617-720-2030

SIZE

Building Space Available: 135,000 Sq.Ft
Total Building Space: 135,000 Sq.Ft
Building Foot Print: 22,500 Sq.Ft
Available Subdivision: Subdivisions depend on tenant.

LEASE TERMS

Rent: $ 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1912 Floors: 7

Stud Height: 10.5 Loading Docks: 1 Tailboard
Freight Elevators: 3 Parking Spaces:

Utilities: Gas, water, sewer, electric, oil heat, 600 amp.
Features: Sprinklered; 1/3 of building heated.
Renovations: Property is vacant; needs to be redeveloped.
Description: Masonry exterior, mill type, heavy timber constr'n interior.

TRANSPORTATION

Public Trans: Bus #92,93: Sullivan Sq.(Orange Line)-Haymarket(Green Line).
Rail Trans: None
Sea Trans: Mystic River access possible.
Highway Trans: Medford Street to Sullivan Square, Rt. 95, 1/2 mile.

SITE USES

R&D, office.

COMMENTS

In industrial area, near Revere Sugar Plant & Commerce Ctr.
Rent: increase over base year.

EDIC / BOSTON

Building/Land space for sale/lease in CHARLESTOWN Type: III

Charlestown Marine Park
425 - 444 Medford Street
Charlestown MA 02129

CONTACT PERSON

Trey Agnew, Broker
C.W. Whittier Co.
155 Federal Street
Boston MA 02110
Phone: 617-482-6000

SIZE

Building Space Available:	100,000 Sq.Ft
Total Building Space:	262,000 Sq.Ft
Building Foot Print:	87,500 Sq.Ft
Open Space Available:	450,000 Sq.Ft
Parcel Size:	20.44 Acres

LEASE/SALE TERMS

Rent: $ 2.75 Sq.Ft Triple Net
Sale price: Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 3

Stud Height: 30.0 Loading Docks: 10 Tailboards
Freight Elevators: 5 Parking Spaces: 100

Utilities:
Features: First floor load: 800 lbs/sf
Description:

TRANSPORTATION

Public Trans: Bus #92, #93: Sullivan Square(Orange L.)-Haymarket(Green L.)
Rail Trans: Active B&M service.
Sea Trans: Pier space available.
Highway Trans: Medford Street to I-93 N/S, half mile.

SITE USES

Warehouse

COMMENTS

40,000 SF of warehouse type space w/ 20' stud on 3rd floor.
Long term leases available.

EDIC / BOSTON

Building space for lease in CHARLESTOWN Type: I

465 Medford Street
Charlestown MA 02129

CONTACT PERSON

Stephen Weeks, Owner
The Flatley Company
50 Braintree Hill Office Park
Braintree MA 02184
Phone: 617-848-2000

SIZE

Building Space Available: 30,695 Sq.Ft
Total Building Space: 200,000 Sq.Ft
Building Foot Print: 104,156 Sq.Ft
Available Subdivision: First floor: 20,000 SF; second floor: 10,000 SF

LEASE TERMS

Rent: $ 1.50 - 5.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 4

Stud Height: 16.0 Loading Docks: 20 plus
Freight Elevators: 1 Parking Spaces: 250

Utilities: Water, sewer, gas.
Features:
Description: Older industrial property.

TRANSPORTATION

Public Trans: Bus stop in front of property. 1/2 mile to Sullivan Sq. T
Rail Trans: None
Sea Trans: Waterfront Property, adjacent to public Boat Launch.
Highway Trans: Off I-93 less than 1 mile.

SITE USES

Mfg, R&D, Warehouse

COMMENTS

EDIC / BOSTON

Building space for lease in CHARLESTOWN Type: II

Inner Tech Park
56 Roland Street
Charlestown MA 02129

CONTACT PERSON

Trey Agnew, Broker
C.W. Whittier Co.
155 Federal Street
Boston MA 02110
Phone: 617-482-6000

SIZE

Building Space Available:	5,000 Sq.Ft
Total Building Space:	150,000 Sq.Ft
Building Foot Print:	58,360 Sq.Ft

LEASE TERMS

Rent: $ 5.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1910 Floors: 3

Stud Height: 15.0 Loading Docks: 6 Tailboards
Freight Elevators: 2 Parking Spaces: 250

Utilities: Heat - steam by oil.
Features: Recent renovation; air conditioning.
Description: Space available is located on the 2nd floor.

TRANSPORTATION

Public Trans: Sullivan Square Station (Orange Line) - 3 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: I-93 Southbound, 3 blocks. I-93 Northbound, 1 mile.

SITE USES

R&D, Manufacturing.

COMMENTS

Last used for high-tech and lab space.
Multi building industrial complex.

EDIC / BOSTON

Building space for lease in CHARLESTOWN Type: I

480 Rutherford Avenue
Charlestown MA 02129

CONTACT PERSON

Trey Agnew, Broker
C.W. Whittier Co.
155 Federal Street
Boston MA 02110
Phone: 617-482-6000

SIZE

Building Space Available:	27,600	Sq.Ft
Total Building Space:	27,600	Sq.Ft
Building Foot Print:	0	Sq.Ft

LEASE TERMS

Rent: $ 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Orange Line, 1/4 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: To City Square to downtown, Rte. 1, I-93, 1 mile.

SITE USES

Industrial, distribution, R&D.

COMMENTS

Short-term lease.

EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN

Type: I

18 Spice Street
Charlestown MA 02129

CONTACT PERSON

Trey Agnew, Broker
C.W. Whittier Co.
155 Federal Street
Boston MA 02110
Phone: 617-482-6000

SIZE

Building Space Available:	15,000 Sq.Ft
Total Building Space:	15,000 Sq.Ft
Building Foot Print:	5,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 3.00 Sq.Ft — Triple Net
Sale price: $ 600,000 — Taxes:

BUILDING DESCRIPTION

Year Completed: — Floors: 3

Stud Height: 12.0 — Loading Docks: 4 Tailboards, 1 Drive-in
Freight Elevators: 1 — Parking Spaces: 20

Utilities: Dry sprinkler.
Features:
Description: Brick and beam construction.

TRANSPORTATION

Public Trans: Orange Line - Sullivan Square Station.
Rail Trans: B&M
Sea Trans: None
Highway Trans: Rutherford Avenue to Downtown Boston and I-93.

SITE USES

Light manufacturing.

COMMENTS

Building on a 14,000 SF parcel of land.

EDIC / BOSTON

Building/Land space for lease in CHARLESTOWN Type: I

Mystic Pier #1
Terminal Street
Charlestown MA 02129

CONTACT PERSON

Ms. Toni Whitmore, Owner
Massachusetts Port Authority, Maritime
10 Park Plaza
Boston MA 02116
Phone: 617-973-5354

SIZE

Building Space Available:	256,217 Sq.Ft
Total Building Space:	256,217 Sq.Ft
Building Foot Print:	256,217 Sq.Ft
Open Space Available:	132,641 Sq.Ft
Parcel Size:	8.00 Acres

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 0.0 Loading Docks: 1 Tailboard
Freight Elevators: 0 Parking Spaces: 20

Utilities:
Features:
Description: Pier aprox. 43,415 SF. Berth length: 897' south.

TRANSPORTATION

Public Trans: Bus #92 & 93:Sullivan Sq. (Orange Line) - Haymarket (Green).
Rail Trans: B & M.
Sea Trans: Westerly shore - Inner Harbor.
Highway Trans: Medford Street to Sullivan Square, I-93.

SITE USES

Industrial.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for lease in CHARLESTOWN

Type: I

Charlestown Commerce Center
50 Terminal Street
Charlestown MA 02129

CONTACT PERSON

Cynthia Tocci, Owner
Charlestown Commerce Center Realty Trust
50 Terminal Street
Boston MA 02129
Phone: 617-242-0080

SIZE

Building Space Available: 200,000 Sq.Ft
Total Building Space: 425,000 Sq.Ft
Building Foot Print: 30,000 Sq.Ft
Available Subdivision: 60,000 SF avail. in Bldg.1; 140,000 SF in Bldg. 2.

LEASE TERMS

Rent: $ 3.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1910 Floors: 8

Stud Height: 12.5 Loading Docks: 6 Front tailboards, 5 Rear tailboards
Freight Elevators: 3 Parking Spaces: 100

Utilities: Gas, electric on site (gas, heat).
Features: New systems include electric & heating equipment.
Renovations: Total rehabilitation completed in 1985.
Description:

TRANSPORTATION

Public Trans: Bus #92 & 93: Downtown - Sullivan Square (Orange Line).
Rail Trans: Conrail
Sea Trans: Possible
Highway Trans: To Sullivan Square to I-93 N/S and Route 1, 3/4 mile.

SITE USES

Manufacturing, Distribution

COMMENTS

This is a 2-building complex.
New management.

DORCHESTER/MATTPAN

EDIC / BOSTON

Building space for sale/lease in DORCHESTER Type: III

New England Spice
60 Clayton Street
Dorchester MA 02122

CONTACT PERSON

Robert Sawyer, Owner
New England Spice
60 Clayton Street, P.O. Box B
Dorchester MA 02122
Phone: 617-825-7900

SIZE

Building Space Available: 14,200 Sq.Ft
Total Building Space: 14,200 Sq.Ft
Building Foot Print: 4,200 Sq.Ft

LEASE/SALE TERMS

Rent: $ 2.50 Sq.Ft Triple Net
Sale price: $ 300,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1880 Floors: 2

Stud Height: 16.0 Loading Docks: Extensive tailboard loading.
Freight Elevators: 1 Parking Spaces: 36

Utilities:
Features: Sprinklered; heat-oil-fired boiler.
Description: Multi-bldg. site: brick bldg w/ 2 flrs and basement.

TRANSPORTATION

Public Trans: Fields Corner, Red Line, 6 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: 2 blocks from Freeport St. and 1/2 mile from SE Expressway.

SITE USES

Distribution.

COMMENTS

Prior use: spice manufacturing company.
First floor includes 1,400 SF of attached warehouse.

EDIC / BOSTON

Building space for lease in DORCHESTER Type: I

Sturtevant Mills
103 Clayton Street
Dorchester MA 02122

CONTACT PERSON

Bill English, Owner
Sturtevant Mill Co.
103 Clayton Street
Boston MA 02122
Phone: 617-825-6500

SIZE

Building Space Available: 5,000 Sq.Ft
Total Building Space: 50,000 Sq.Ft
Building Foot Print: 0 Sq.Ft
Available Subdivision: Space available on 2nd floor.

LEASE TERMS

Rent: $ 3.50 - 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1899 Floors: 2

Stud Height: 10.0 Loading Docks: 10*10 roll-up.
Freight Elevators: 0 Parking Spaces: 4

Utilities:
Features: Wooden frame (mill construction).
Renovations: None
Description:

TRANSPORTATION

Public Trans: Fields Corner (Red Line); bus #20: Fields Corner.
Rail Trans: None
Sea Trans: None
Highway Trans: Park Street to Freeport Street to I-93 N/S.

SITE USES

Woodworking, Toy Mfg.

COMMENTS

Woodworking machines in place.

EDIC / BOSTON

Land space for lease in DORCHESTER

Type:

103 Clayton Street
Dorchester MA 02122

CONTACT PERSON

Bill English, Owner
Sturtevant Mill Co.
103 Clayton Street
Boston MA 02122
Phone: 617-825-6500

SIZE

Open Space Available:	15,000	Sq.Ft
Parcel Size:	1.40	Acres

LEASE TERMS

Rent: $ 3.50 - 5.00 Sq.Ft

TRANSPORTATION

Public Trans:	Near Fields Corner T Station (Red Line).
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Park Street to Freeport Street to I-93.

SITE USES

Non hazardous storage.

COMMENTS

Will allow structure to be built.

EDIC / BOSTON

Building space for lease in DORCHESTER Type: I

Leon Electric
690 Dudley Street
Dorchester MA 02122

CONTACT PERSON

Arthur Leon, Owner
Leon Electric
1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

SIZE

Building Space Available: 120,000 Sq.Ft
Total Building Space: 120,000 Sq.Ft
Building Foot Print: 16,000 Sq.Ft

LEASE TERMS

Rent: $ 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1934 Floors: 7

Stud Height: 12.0 Loading Docks: 4 Tailboards, 4 Drive-in.
Freight Elevators: 2 Parking Spaces: 65

Utilities: Gas and oil
Features:
Description: Concrete construction.

TRANSPORTATION

Public Trans: Bus #15: Kane Square - Dudley Station.
Rail Trans: None
Sea Trans: None
Highway Trans: Dudley Street to Columbia Road to I-93 N/S, 1 mile.

COMMENTS

20,000 SF available for parking.

EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER Type: I

KBL
95 Freeport Street
Dorchester MA 02122

CONTACT PERSON

Doug Macmillan, Broker
MacMillan Real Estate
532 Adams Street, Suite 150
Milton MA 02186
Phone: 617-698-2931

SIZE

Building Space Available:	24,000 Sq.Ft
Total Building Space:	24,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Available Subdivision:	10,000 on 1st, 10,000 on 2nd, 4,000 on 3rd.
Open Space Available:	7,000 Sq.Ft
Parcel Size:	0.00 Acres

LEASE/SALE TERMS

Rent: $ 3.00 Sq.Ft Triple Net
Sale price: $ 695,000 Taxes: $ 16,228

BUILDING DESCRIPTION

Year Completed: 1930 Floors: 3

Stud Height: 13.0 Loading Docks: 3 Drive-in, 1 Overhead door
Freight Elevators: 2 Parking Spaces: 45

Utilities: Fluorescent,600 amps 3 phase electric,water/sewer.
Features: 2 ton craneway w/ drive-in door access.
Renovations: Very little needed;renovated in 1982;offices renovated 1986.
Description: Manufacturing area -- 2,000 SF with some AC.

TRANSPORTATION

Public Trans: Fields Corner (Red Line), 1/2 mile.
Rail Trans:
Sea Trans:
Highway Trans: Easy access to Southeast Expressway and Mass Pike.

SITE USES

Manufacturing, R&D, office.

COMMENTS

4,150 SF office space with central AC.
Office space has dedicated lines for computer hook-up.

EDIC / BOSTON

Building space for sale/lease in DORCHESTER Type: II

489 Gallivan Blvd
Dorchester MA 02122

CONTACT PERSON

William B. Calapa, Owner
The Original Joseph's Catering Inc.
111 Bradford Road
Braintree MA 02184
Phone: 617-843-3012

SIZE

Building Space Available: 12,000 Sq.Ft
Total Building Space: 25,500 Sq.Ft
Building Foot Print: 13,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 6.00 - 12.00 Sq.Ft Triple Net
Sale price: $ 1,350,000 Taxes: $ 26,000

BUILDING DESCRIPTION

Year Completed: 1930 Floors: 2

Stud Height: 14.0 Loading Docks: 3 Tailboards
Freight Elevators: 0 Parking Spaces: 65

Utilities: 1600 amps electric, 6" sewer, 6" gas line.
Features: Concrete block/brick construction; concrete floors.
Description:

TRANSPORTATION

Public Trans: Fields Corner (Red Line), 4 blocks; Bus #20: Fields Corner.
Rail Trans: None
Sea Trans: None
Highway Trans: Gallivan Blvd. to I-93 N/S, half mile.

SITE USES

Ind'l office, distr'n, retail.

COMMENTS

EDIC / BOSTON

Building space for sale/lease in DORCHESTER Type: III

100 Gibson Street
Dorchester MA 02122

CONTACT PERSON

Gary Fitzpatrick, Owner

100 Gibson Street
Dorchester MA 02122
Phone: 617-288-4058

SIZE

Building Space Available:	11,000 Sq.Ft
Total Building Space:	21,000 Sq.Ft
Building Foot Print:	10,500 Sq.Ft
Available Subdivision:	7,000 SF available on 2nd flr., 4,000 SF on 1st.

LEASE/SALE TERMS

Rent: $ 4.50 Sq.Ft Triple Net
Sale price: Taxes: $ 6,400

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 2

Stud Height: 15.0 Loading Docks: 1 Bay loading
Freight Elevators: 0 Parking Spaces: 30

Utilities:
Features: Concrete building with metal shed. No sprinkler system.
Renovations: Needs renovation.
Description: Prior use: factory for heavy equipment.

TRANSPORTATION

Public Trans: Fields Corner (Red Line), 4 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Park Street to Freeport Street to I-93 South, 1/2 mile.

SITE USES

Light mfng., warehouse.

COMMENTS

Sale price is negotiable.

EDIC / BOSTON

Building space for sale/lease in DORCHESTER Type: III

74 Lawley Street
Dorchester MA 02107

CONTACT PERSON

Kathleen Douglas, Broker
Conway Commercial Consultants
1266 Furnace Brook Parkway
Quincy MA 02169
Phone: 617-773-1015

SIZE

Building Space Available: 45,719 Sq.Ft
Total Building Space: 45,719 Sq.Ft
Building Foot Print: 31,969 Sq.Ft
Available Subdivision: 4,575 SF office; 9,175 SF storage space on 2nd flr

LEASE/SALE TERMS

Rent: $ 2.62 Sq.Ft Triple Net
Sale price: $ 950,000 Taxes: $ 21,890

BUILDING DESCRIPTION

Year Completed: 1940 Floors: 2

Stud Height: 16.0 Loading Docks: 2 Overheads, 2 Tailboards
Freight Elevators: 1 Parking Spaces: 100

Utilities:
Features: Fully sprinklered; masonry construction.
Description:

TRANSPORTATION

Public Trans: Bus #20: Fields Corner - Nep & Adams.
Rail Trans: None
Sea Trans: None
Highway Trans: I-93 N/S, 1 mile.

SITE USES

Storage, some office.

COMMENTS

Option to purchase. Financing may be available.

EDIC / BOSTON

Land space for sale in DORCHESTER

Type:

1252 Massachusetts Avenue
Dorchester MA 02125

CONTACT PERSON

Larry Scandone, Owner
Apple Leased Auto Parts
1252 Massachusetts Avenue
Dorchester MA 02125
Phone: 617-436-7035

SIZE

Open Space Available:	17,000	Sq.Ft
Parcel Size:	0.40	Acres

SALE TERMS

Sale price: $ 450,000 Taxes:

TRANSPORTATION

Public Trans: Bus #17:Fields Corner-Andrew Sq.;Bus #18:Ashmont-Andrew Sq.
Rail Trans: None
Sea Trans: None
Highway Trans: Dorchester Avenue to Columbia Road to I-93 N/S, 1/4 mile.

SITE USES

Storage or industrial.

COMMENTS

EDIC / BOSTON

Building space for lease in DORCHESTER Type: I

12 Sturtevant Street
Dorchester MA 02122

CONTACT PERSON

Bill English, Owner
Sturtevant Mill Co.
103 Clayton Street
Dorchester MA 02122
Phone: 617-825-6500

SIZE

Building Space Available:	1,200	Sq.Ft
Total Building Space:	1,200	Sq.Ft
Building Foot Print:	1,200	Sq.Ft

LEASE TERMS

Rent: $ 3.50 - 6.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1950 Floors: 1

Stud Height: 15.0 Loading Docks: Street level rollup 10'*8'
Freight Elevators: 0 Parking Spaces: 3

Utilities: All in place
Features: Ground floor with small office.
Renovations: None
Description: Metal building, insulated. Easy access.

TRANSPORTATION

Public Trans: Near Fields Corner T Station (Red Line).
Rail Trans:
Sea Trans:
Highway Trans: Near Expressway.

SITE USES

Light Mfg, R&D, Warehouse

COMMENTS

EDIC / BOSTON

Land space for sale/lease in DORCHESTER

Type:

193 Talbot Avenue
Dorchester MA 02124

CONTACT PERSON

Doug Cardinale, Owner

401 Morrissey Blvd.
Boston MA 02125
Phone: 617-436-3379

SIZE

Open Space Available:	97,000	Sq.Ft
Parcel Size:	2.18	Acres

LEASE/SALE TERMS

Rent: $ 1.00 Sq.Ft
Sale price: $ 1,500,000 Taxes:

TRANSPORTATION

Public Trans:
Rail Trans: None
Sea Trans: None
Highway Trans: Route 128, 8 minutes.

COMMENTS

1986 Clean 21E report.
Lease with option to buy.

EDIC / BOSTON

Building space for lease in DORCHESTER Type: III

250 - 258 Woodrow Avenue
Dorchester MA 02124

CONTACT PERSON

Stavros Frantzis, Owner
1132 Blue Hill Trust
7 Harris Avenue
Jamaica Plain MA 02130
Phone: 617-983-0865

SIZE

Building Space Available: 42,000 Sq.Ft
Total Building Space: 42,000 Sq.Ft
Building Foot Print: 26,000 Sq.Ft

LEASE TERMS

Rent: $ 4.00 - 8.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 18.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Renovations: Exterior, windows; building under repair.
Description:

TRANSPORTATION

Public Trans:
Rail Trans: None
Sea Trans: None
Highway Trans:

SITE USES

Mfg, Warehouse, Parking.

COMMENTS

Suitable for parking and repair of vehicles.

EDIC / BOSTON

Building space for lease in MATTAPAN Type: I

Tech Carburetor Building
33 Mildred Avenue
Mattapan MA 02126

CONTACT PERSON

Ray Ross, Owner
Tech Carburetor
35 Mildred Avenue
Boston MA 02126
Phone: 617-296-0050

SIZE

Building Space Available: 13,000 Sq.Ft
Total Building Space: 40,000 Sq.Ft
Building Foot Print: 40,000 Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 16.0 Loading Docks: 2 Overheads
Freight Elevators: 0 Parking Spaces:

Utilities: Steam heat
Features: Sprinklered; 1,000 amp service
Description:

TRANSPORTATION

Public Trans: Mattapan Square (Red Line), 1/4 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: To Babson Street to Blue Hill Avenue to Rte. 128.

COMMENTS

Rent is negotiable.

Studs to be
reviewed as a
series

EAST BOSTON

EDIC / BOSTON

Building/Land space for sale/lease in EAST BOSTON Type: II

Towle Manufacturing Building
144 Addison Street
East Boston MA 02128

CONTACT PERSON

John McCormack, Owner
McCormack Family Associates
265 Franklin Street,Suite 1620
Boston MA 02110
Phone: 617-439-4100

SIZE

Building Space Available:	114,000 Sq.Ft
Total Building Space:	351,984 Sq.Ft
Building Foot Print:	180,000 Sq.Ft
Available Subdivision:	92,500 SF available on 1st flr.; 21,500 SF on 2nd.
Open Space Available:	414,000 Sq.Ft
Parcel Size:	13.60 Acres

LEASE/SALE TERMS

Rent: $ 6.50 - 7.50 Sq.Ft Triple Net
Sale price: Taxes:

BUILDING DESCRIPTION

Year Completed: 1940 Floors: 2

Stud Height: 18.0 Loading Docks: 10 Tailboards
Freight Elevators: 2 Parking Spaces: 999

Utilities:
Features: Sprinklered; office space in good condition.
Description:

TRANSPORTATION

Public Trans: Bus #400, #440: Boston via Western Avenue - Lynn.
Rail Trans: None
Sea Trans: None
Highway Trans: McClellan Highway (Rt 1A) to I-93, I-90 & downtown, 3 miles.

SITE USES

Industrial office, warehouse.

COMMENTS

Sale price is negotiable.

EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

80 Border Street
East Boston MA 02128

CONTACT PERSON

Phil Grusbuy, Owner

80 Border Street
East Boston MA 02128
Phone: 617-569-0892

SIZE

Building Space Available:	28,000	Sq.Ft
Total Building Space:	28,000	Sq.Ft
Building Foot Print:	7,000	Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 4

Stud Height: 14.0 Loading Docks: 1
Freight Elevators: 1 Parking Spaces: 40

Utilities: Steam heat.
Features: Sprinklered.
Description: On the waterfront.

TRANSPORTATION

Public Trans: Maverick Square (Blue Line), 5 minutes away.
Rail Trans: None
Sea Trans: None
Highway Trans: 2 blocks from Route 1A.

SITE USES

Warehouse, manufacturing

COMMENTS

Rent is $17,000 for building.

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

100 Condor Street
East Boston MA 02128

CONTACT PERSON

Terri Scheller, Owner
Bugatti, Inc.
100 Condor Street
East Boston MA 02128
Phone: 617-567-7500

SIZE

Building Space Available:	14,000 Sq.Ft
Total Building Space:	40,000 Sq.Ft
Building Foot Print:	7,000 Sq.Ft
Available Subdivision:	4th floor

LEASE TERMS

Rent: $ 3.00 - 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 4

Stud Height: 10.0 Loading Docks: 3
Freight Elevators: 1 Parking Spaces: 12

Utilities: 600 Amps, 3 phase.
Features:
Renovations: None needed, renovated in 1990.
Description: New windows and facade; cement class I construction.

TRANSPORTATION

Public Trans: Bus Line.
Rail Trans:
Sea Trans:
Highway Trans: Mystic Bridge, Rte 1, Sumner & Callahan Tunnels.

SITE USES

Manufacturing, R&D, Warehouse

COMMENTS

1 year lease minimum.

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

Lockport Complex
110 - 130 Condor Street
East Boston MA 02128

CONTACT PERSON

Sal Columbo, Owner
East Boston Comm. Dev. Corp.
72 Marginal Street
East Boston MA 02128
Phone: 617-569-5590

SIZE

Building Space Available:	22,000 Sq.Ft
Total Building Space:	57,600 Sq.Ft
Building Foot Print:	19,200 Sq.Ft
Available Subdivision:	1st and 2nd floors.

LEASE TERMS

Rent: $ 3.00 - 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 14.0 Loading Docks: 2 Tailboards, 1 Drive-In
Freight Elevators: 2 Parking Spaces: 40

Utilities: 600 Amps, 3 Phase
Features:
Renovations: None
Description:

TRANSPORTATION

Public Trans: Maverick Station (Blue Line), 1 block.
Rail Trans: None
Sea Trans: Chelsea River adjacent.
Highway Trans: Easy access to and from Route 1A.

SITE USES

Light manufacturing

COMMENTS

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: II

Logan Trade Center
1 Harborside Drive
East Boston MA 02128

CONTACT PERSON

Trey Agnew, Broker
C.W. Whittier Co.
155 Federal Street
Boston MA 02110
Phone: 617-482-6000

SIZE

Building Space Available:	56,000 Sq.Ft
Total Building Space:	178,000 Sq.Ft
Building Foot Print:	59,000 Sq.Ft

LEASE TERMS

Rent: $16.00Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1985 Floors: 3

Stud Height: 16.0 Loading Docks: 2 Drive-in
Freight Elevators: 2 Parking Spaces: 2

Utilities: Electricity, water, sewer.
Features:
Description: Stud ht. of 16' for 1st & 2nd flrs., 12.5' for 3rd flr.

TRANSPORTATION

Public Trans: Airport Stn. (Blue Line); free shuttle bus service to site.
Rail Trans: None
Sea Trans: Ferry Service to Downtown.
Highway Trans: To Logan Airport to Rt. 1A,1/2 mile;to I-93,I-90,2 1/2 miles

SITE USES

R&D, office.

COMMENTS

Building has on-site day care.

EDIC / BOSTON

Land space for lease in EAST BOSTON

Type:

Mass. Technology Center
1 Harborside Drive (B)
East Boston MA 02128

CONTACT PERSON

Joseph Larkin, Owner
Macomber Development Assoc.
One Main Street
Cambridge MA 02142
Phone: 617-494-4900

SIZE

Open Space Available:	174,000 Sq.Ft
Parcel Size:	5.00 Acres

LEASE TERMS

Rent: $ 8.00 - 9.00 Sq.Ft

TRANSPORTATION

Public Trans:	Airport Stn. (Blue Line); free shuttle bus service to site.
Rail Trans:	None
Sea Trans:	Ferry service to downtown.
Highway Trans:	To Logan Airport to Rt.1A,1/2 mile;to I-93,I-90,2 1/2 miles.

COMMENTS

Another 600,000 SF of bldg. space can be constructed on-site

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

Boston Marine Works
256 Marginal Street, Bldg. #15
East Boston MA 02128

CONTACT PERSON

Dario Rerto or Erik Rubin, Owner
Boston Marine Works
256 Marginal Street
East Boston MA 02128
Phone: 617-569-7000

SIZE

Building Space Available:	20,000 Sq.Ft
Total Building Space:	20,000 Sq.Ft
Building Foot Print:	20,000 Sq.Ft

LEASE TERMS

Rent: $ 4.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1942 Floors: 1

Stud Height: 37.0 Loading Docks: 2 Drive-in
Freight Elevators: 0 Parking Spaces: 65

Utilities: All on site.
Features: 25 ton crane, open building 80' x 250'.
Description: Large fabrication bay. Pier space available.

TRANSPORTATION

Public Trans: Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans: Yes (Boston & Albany)
Sea Trans: Yes
Highway Trans: To Orleans St. to Sumner St. to Rt. 1A, 1/2 mile.

SITE USES

Manufacturing, warehouse.

COMMENTS

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

Boston Marine Works
256 Marginal Street, Bldg. #16
East Boston MA 02128

CONTACT PERSON

Dario Rerto or Erik Rubin, Owner
Boston Marine Works
256 Marginal Street
East Boston MA 02128
Phone: 617-569-7000

SIZE

Building Space Available: 10,000 Sq.Ft
Total Building Space: 10,000 Sq.Ft
Building Foot Print: 6,500 Sq.Ft

LEASE TERMS

Rent: $ 5.00 - 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1942 Floors: 2

Stud Height: 0.0 Loading Docks: Drive-in access
Freight Elevators: 0 Parking Spaces: 65

Utilities: Metered gas and electric.
Features: Includes 4,000 SF office and 6,000 video/sound studio.
Description:

TRANSPORTATION

Public Trans: Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans: Yes (Boston & Albany).
Sea Trans: Yes
Highway Trans: To Orleans St. to Sumner St. to Rt. 1A, 1/2 miles.

SITE USES

R&D, office, studio.

COMMENTS

Totally renovated building for offices/artists' space.

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

Boston Marine Works
256 Marginal Street, Bldg. #17
East Boston MA 02128

CONTACT PERSON

Dario Rerto or Erik Rubin, Owner
Boston Marine Works
256 Marginal Street
East Boston MA 02128
Phone: 617-569-7000

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	10,000 Sq.Ft
Building Foot Print:	5,000 Sq.Ft

LEASE TERMS

Rent: $ 3.00 - 3.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 2

Stud Height: 16.0 Loading Docks: Drive-in access
Freight Elevators: 0 Parking Spaces: 65

Utilities: Metered gas and electric.
Features: Monorail hoist.
Description: Former sheet metal shop. Waterfront.

TRANSPORTATION

Public Trans: Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans: Yes (Boston & Albany).
Sea Trans: Yes
Highway Trans: To Orleans St. to Summer St. to Rt. 1A, 1/2 miles.

SITE USES

Manufacturing, warehouse.

COMMENTS

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

Boston Marine Works
256 Marginal Street, Bldg. #18
East Boston MA 02128

CONTACT PERSON

Dario Rerto or Erik Rubin, Owner
Boston Marine Works
256 Marginal Street
East Boston MA 02128
Phone: 617-569-7000

SIZE

Building Space Available:	36,000 Sq.Ft
Total Building Space:	36,000 Sq.Ft
Building Foot Print:	30,000 Sq.Ft

LEASE TERMS

Rent: $ 3.00 - 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1950 Floors: 2

Stud Height: 17.0 Loading Docks: 1 Loading dock, 2 Drive-in doors
Freight Elevators: 0 Parking Spaces: 65

Utilities: Oil heat and metered electric.
Features: Large single building on water, with its own pier.
Description: Former Boston Immigration station.

TRANSPORTATION

Public Trans: Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans: Yes (Boston & Albany)
Sea Trans: Yes
Highway Trans: To Orleans St. to Sumner St. to Rt. 1A, 1/2 miles.

SITE USES

Manufacturing, warehouse, R&D.

COMMENTS

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

Boston Marine Works
256 Marginal Street, Bldg. #23 and 33
East Boston MA 02128

CONTACT PERSON

Dario Rerto or Erik Rubin, Owner
Boston Marine Works
256 Marginal Street
East Boston MA 02128
Phone: 617-569-7000

SIZE

Building Space Available: 18,000 Sq.Ft
Total Building Space: 18,000 Sq.Ft
Building Foot Print: 18,000 Sq.Ft

LEASE TERMS

Rent: $ 3.00 - 3.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1945 Floors: 1

Stud Height: 23.0 Loading Docks: Drive-in doors
Freight Elevators: 0 Parking Spaces: 65

Utilities: Metered gas and electric.
Features: High ceilings, monorail crane.
Description: Waterfront.

TRANSPORTATION

Public Trans: Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans: Yes (Boston & Albany)
Sea Trans: Yes
Highway Trans: To Orleans St. to Summer St. to Rt. 1A, 1/2 miles.

SITE USES

Manufacturing, warehouse.

COMMENTS

EDIC / BOSTON

Land space for sale/lease in EAST BOSTON Type:

345 McClellan Highway
East Boston MA 02128

CONTACT PERSON

John McCormack, Owner
McCormack Family Associates
265 Franklin Street,Suite 1620
Boston MA 02110
Phone: 617-439-4100

SIZE

Open Space Available: 261,360 Sq.Ft
Parcel Size: 6.00 Acres

LEASE/SALE TERMS

Rent: $ 0.00 Sq.Ft
Sale price: Taxes:

TRANSPORTATION

Public Trans: Bus #400: Lynn - Boston via Western Avenue - Lynn.
Rail Trans: None
Sea Trans: None
Highway Trans: McClellan Highway(Route 1A) to I-93,I-90 & downtown,3 miles.

SITE USES

Airport-related uses.

COMMENTS

Adjacent to Ramada Hotel.
Rent and/or sale price are negotiable.

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

G.E. Factory
156 Porter Street
East Boston MA 02128

CONTACT PERSON

Dave Wilson, Owner
Goddess Bra Company
156 Porter Street
East Boston MA 02128
Phone: 617-569-3000

SIZE

Building Space Available: 50,000 Sq.Ft
Total Building Space: 210,000 Sq.Ft
Building Foot Print: 52,000 Sq.Ft
Available Subdivision: Available space located on 1st floor.

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: Floors: 4

Stud Height: 12.0 Loading Docks: 1 Platform, 3 Tailboard bays
Freight Elevators: 4 Parking Spaces: 50

Utilities: All on site.
Features:
Description: Next to Airport.

TRANSPORTATION

Public Trans: 1 block to Airport MBTA Station, (Blue Line).
Rail Trans: Yes (Boston & Maine)
Sea Trans: None
Highway Trans: McClellan Highway (Route 1A), 1 block to I-93, I-90.

SITE USES

Light manufacturing, office.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for lease in EAST BOSTON Type: I

161 Prescott Street
East Boston MA 02128

CONTACT PERSON

Hal Smith, Broker
Robey Enterprises
175 Andover Street
Danvers MA 01923
Phone: 508-777-8677

SIZE

Building Space Available: 30,000 Sq.Ft
Total Building Space: 215,000 Sq.Ft
Building Foot Print: 70,000 Sq.Ft
Available Subdivision: 15,000 SF available on 2nd and 3rd floors each.

LEASE TERMS

Rent: $ 5.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 3

Stud Height: 10.5 Loading Docks:
Freight Elevators: 0 Parking Spaces: 40

Utilities: All on site.
Features:
Description: Good location for delivery service or air freight.

TRANSPORTATION

Public Trans: Airport Station (Blue Line), 1/4 mile; free shuttle service.
Rail Trans: Yes (Boston & Albany)
Sea Trans: None
Highway Trans: Route 1A to Sumner & Callahan tunnels to I-93, 2 1/2 miles.

SITE USES

Garage, temporary storage.

COMMENTS

Federal Express was a former tenant.

EDIC / BOSTON

Building/Land space for lease in EAST BOSTON Type: I

98 Rear Condor Street
East Boston MA 02128

CONTACT PERSON

Sal Columbo, Owner
East Boston Comm. Dev. Corp.
72 Marginal Street
East Boston MA 02128
Phone: 617-569-5590

SIZE

Building Space Available:	44,000 Sq.Ft
Total Building Space:	44,000 Sq.Ft
Building Foot Print:	40,000 Sq.Ft
Available Subdivision:	Ground level.
Open Space Available:	54,000 Sq.Ft
Parcel Size:	1.25 Acres

LEASE TERMS

Rent: $ 4.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 20.0 Loading Docks: 3 Tailboards, 2 Drive-In
Freight Elevators: 0 Parking Spaces: 75

Utilities: Gas, heat, electric 800 amps of power.
Features:
Renovations: None
Description: Mainly constructed metal building.

TRANSPORTATION

Public Trans: Near bus line.
Rail Trans: none
Sea Trans: none
Highway Trans: Mystic Bridge, Rte. 1, Sumner/Callahan Tunnels.

SITE USES

Manufacturing, R&D

COMMENTS

FENWAY/KENMORE

EDIC / BOSTON

Building space for sale/lease in FENWAY Type: II

1260 Boylston Street
Fenway MA 02215

CONTACT PERSON

Paul DeYesso, Broker
The Codman Company
211 Congress Street
Boston MA 02110
Phone: 617-423-6500

SIZE

Building Space Available: 16,300 Sq.Ft
Total Building Space: 60,000 Sq.Ft
Building Foot Print: 20,000 Sq.Ft
Available Subdivision: 8,300 SF avail. on 1st flr.; 8,000 SF in basement.

LEASE/SALE TERMS

Rent: $20.00 Sq.Ft Triple Net
Sale price: Taxes:

BUILDING DESCRIPTION

Year Completed: 1940 Floors: 2

Stud Height: 12.0 Loading Docks: 2 Tailboards
Freight Elevators: 1 Parking Spaces:

Utilities: All on site.
Features:
Description: Includes a basement.

TRANSPORTATION

Public Trans: Fenway Station (Green Line), 3 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: To Mass. Avenue to Huntington Ave. to I-90/MassPike, 1 mile.

SITE USES

Office, R&D.

COMMENTS

EDIC / BOSTON

Building space for lease in FENWAY

Type: II

Salvation Army Building
61 Brookline Avenue
Fenway MA 02215

CONTACT PERSON

Matt Coleman, Broker
AF Doyle & Company
163 Newbury Street
Boston MA 02116
Phone: 617-262-1020

SIZE

Building Space Available:	8,500 Sq.Ft
Total Building Space:	60,000 Sq.Ft
Building Foot Print:	8,500 Sq.Ft
Available Subdivision:	Space available on 4th floor.

LEASE TERMS

Rent: $20.00Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1987 Floors: 4

Stud Height: 15.0 Loading Docks: 1
Freight Elevators: 1 Parking Spaces: 20

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans:	Kenmore Square (Green Line), 2 blocks.
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Mass. Pike, 1 block.

SITE USES

R&D.

COMMENTS

3 to 5 years lease.

EDIC / BOSTON

Building space for lease in FENWAY Type: II

109 Brookline Avenue
Fenway MA 02215

CONTACT PERSON

Lora Mintz, Owner
Longwood Galleria
350 Longwood Avenue
Boston MA 02215
Phone: 617-735-8308

SIZE

Building Space Available: 4,900 Sq.Ft
Total Building Space: 80,000 Sq.Ft
Building Foot Print: 28,000 Sq.Ft
Available Subdivision: Available space is on 1st floor.

LEASE TERMS

Rent: $15.00Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 3

Stud Height: 20.0 Loading Docks:
Freight Elevators: 1 Parking Spaces: 10

Utilities:
Features:
Renovations: Renovated in 1986-1989.
Description:

TRANSPORTATION

Public Trans: MBTA Green Line (D). Bus # 60 and 65.
Rail Trans: None
Sea Trans: None
Highway Trans: To Boylston Street to Mass Avenue to I-90 (Mass Pike).

SITE USES

Medical R&D/office, industrial

COMMENTS

3-10 years lease term.

EDIC / BOSTON

Building space for lease in FENWAY

Type: I

145 Ipswich Street
Fenway MA 02215

CONTACT PERSON

Paul Charos, Broker
Intercontinental Real Estate
1270 Soldier's Field Road
Boston MA 02135
Phone: 617-782-2600

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	105,000 Sq.Ft
Building Foot Print:	20,000 Sq.Ft

LEASE TERMS

Rent: $ 5.00 - 7.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 4

Stud Height: 14.0 Loading Docks: 1 Drive-in
Freight Elevators: 2 Parking Spaces:

Utilities:
Features: Sprinklered.
Renovations: Owner will build to suit.
Description:

TRANSPORTATION

Public Trans: Kenmore Square Station (Green Line), 4 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: To Boylston St. to Mass. Ave. to I-90 (Mass Pike),3/4 miles.

SITE USES

Light manufacturing, storage.

COMMENTS

Lease terms negotiable.

HYDE PARK

EDIC / BOSTON

Building space for lease in HYDE PARK Type: I

Abbey Industrial Park
130 Bradlee Street
Hyde Park MA 02136

CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner
T.J. Geraghty & Associates
P.O. Box 52
Hyde Park MA 02136
Phone: 617-364-4000

SIZE

Building Space Available:	20,000 Sq.Ft
Total Building Space:	45,000 Sq.Ft
Building Foot Print:	23,000 Sq.Ft

LEASE TERMS

Rent: $ 3.00 - 4.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1950 Floors: 2

Stud Height: 16.0 Loading Docks: 2 Tailboard, 1 Drive-In
Freight Elevators: 0 Parking Spaces: 30

Utilities: All on site
Features: Dry sprinklered, new roof.
Description: Brick construction.

TRANSPORTATION

Public Trans: Bus #32: Wolcott Sq. - Arborway via Hyde Park Avenue.
Rail Trans: None
Sea Trans: None
Highway Trans: Collins Street to Hyde Park Avenue to Rte. 138/128.

SITE USES

Manufacturing.

COMMENTS

Loading dock available on 2nd flr because of grade of land.

EDIC / BOSTON

Building space for lease in HYDE PARK Type: II

120 Business Street
Hyde Park MA 02136

CONTACT PERSON

John Shea and Bob Monseur, Owner

1502 River Street
Hyde Park MA 02136
Phone: 617-364-1063

SIZE

Building Space Available: 3,000 Sq.Ft
Total Building Space: 12,000 Sq.Ft
Building Foot Print: 6,000 Sq.Ft
Available Subdivision: 3,000 SF available on 2nd floor.

LEASE TERMS

Rent: $ 7.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1984 Floors: 2

Stud Height: 16.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 25

Utilities: Gas / HVAC.
Features: Sprinklered.
Description:

TRANSPORTATION

Public Trans: Bus #33: Mattapan - Dedham Square.
Rail Trans: None
Sea Trans: None
Highway Trans: To Neponset Valley Parkway to Rt. 138, 3 miles.

SITE USES

Industrial, R&D, office.

COMMENTS

First floor is occupied.

EDIC / BOSTON

Building space for lease in HYDE PARK Type: I

Howden-Sirocco Site
1 Damon Street
Hyde Park MA 02136

CONTACT PERSON

Ed Fleming, George Robb, Broker
Carlson Commercial
532 Lowell Street
Peabody MA 01960
Phone: 508-535-5980

SIZE

Building Space Available:	400,000 Sq.Ft
Total Building Space:	532,854 Sq.Ft
Building Foot Print:	532,854 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: 1945 Floors: 2

Stud Height: 30.0 Loading Docks: 4 Drive-in, 2 Tailboards
Freight Elevators: 2 Parking Spaces: 200

Utilities: Oil/steam heat, electric, gas.
Features: Cranes, security includes a guard shack & fencing.
Renovations: Will rehab for tenants.
Description: 6 bldgs from 23,000 SF to 125,000 SF.

TRANSPORTATION

Public Trans: Readville Station (Commuter Rail), 1/2 mile.
Rail Trans: Conrail
Sea Trans: None
Highway Trans: Hyde Park Avenue to Route 138 to Route 128, 3 miles.

SITE USES

Light to heavy industrial.

COMMENTS

High stud (30') units with overhead crane available.
Rent is negotiable. 3+ years lease term.

EDIC / BOSTON

Land space for sale in HYDE PARK

Type:

Harvard/Winthrop Street
Hyde Park MA 02136

CONTACT PERSON

Rick Falcione, Broker

505 Mount Auburn Street
Watertown MA 02172
Phone: 617-926-3000

SIZE

Open Space Available:	9,450	Sq.Ft
Parcel Size:	0.20	Acres

SALE TERMS

Sale price: $ 160,000 Taxes:

TRANSPORTATION

Public Trans: Bus #32: Wolcott Square - Forest Hills.
Rail Trans: None
Sea Trans: None
Highway Trans: Hyde Park Avenue to Neponset Valley Parkway to Truman Hwy.

COMMENTS

EDIC / BOSTON

Building space for lease in HYDE PARK Type: II

J&M Industrial Park
891 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Jeff Temkin, Owner
J&M Realty Trust
891 Hyde Park Avenue
Hyde Park MA 02136
Phone: 617-364-4800

SIZE

Building Space Available: 4,400 Sq.Ft
Total Building Space: 9,000 Sq.Ft
Building Foot Print: 2,400 Sq.Ft
Available Subdivision: 2nd and 3rd floors.

LEASE TERMS

Rent: $ 12.00 - 15.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 4

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 40

Utilities:
Features: One passenger elevator.
Description:

TRANSPORTATION

Public Trans: Bus #32:Wolcott Square-Forest Hills Station(Orange/Green L.)
Rail Trans: None
Sea Trans: None
Highway Trans: Hyde Park Avenue to American Legion Highway to Route 128.

SITE USES

R&D, Office.

COMMENTS

Part of a 2 building complex (891 & 893 Hyde Park Avenue).

EDIC / BOSTON

Building space for lease in HYDE PARK Type: II

J&M Industrial Building
893 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Jeff Temkin, Owner
J&M Realty Trust
891 Hyde Park Avenue
Hyde Park MA 02136
Phone: 617-364-4800

SIZE

Building Space Available:	2,260	Sq.Ft
Total Building Space:	8,960	Sq.Ft
Building Foot Print:	2,300	Sq.Ft

LEASE TERMS

Rent: $ 6.00 - 10.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 4

Stud Height: 14.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 40

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Bus #32:Wolcott Square-Forest Hills Station(Orange/Green L.)
Rail Trans: None
Sea Trans: None
Highway Trans: Hyde Park Avenue to American Legion Highway, 1 block.

SITE USES

R&D.

COMMENTS

Includes 1 office and bathroom.

EDIC / BOSTON

Building space for sale in HYDE PARK Type:

1214 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Peter Quinn, Broker
Quinn Associates, Inc.
130 Liberty Street
Brockton MA 02401
Phone: 617-963-1970

SIZE

Building Space Available:	11,812	Sq.Ft
Total Building Space:	11,812	Sq.Ft
Building Foot Print:	5,111	Sq.Ft

SALE TERMS

Sale price: $ 550,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1940 Floors: 3

Stud Height: 12.0 Loading Docks: 3 Docks
Freight Elevators: 0 Parking Spaces:

Utilities: All
Features:
Description: Cinder block, brick and aluminium building.

TRANSPORTATION

Public Trans: MBTA Bus
Rail Trans: Yes
Sea Trans:
Highway Trans: To Rte. 128/138, 6 minutes.

SITE USES

Manufacturing, Office

COMMENTS

Prefers to sell but would consider lease w/ purchase option.

EDIC / BOSTON

Building space for lease in HYDE PARK Type: I

Acme Industrial Building
1415 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Daniel Yukon, Owner
Acme Industrial Equip. Corp.
1415 Hyde Park Avenue
Hyde Park MA 02136
Phone: 617-364-1010

SIZE

Building Space Available:	30,000 Sq.Ft
Total Building Space:	80,000 Sq.Ft
Building Foot Print:	20,000 Sq.Ft
Available Subdivision:	Available space located on 2nd and 3rd floors.

LEASE TERMS

Rent: $ 2.00 - 4.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 4

Stud Height: 12.0 Loading Docks: 3 Tailboard, 2 Drive-in
Freight Elevators: 1 Parking Spaces: 50

Utilities:	Sprinklered.
Features:	4" poured reinforced concrete.
Description:	Brick/wood construction.

TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square-Forest Hills.
Rail Trans:	Amtrak rail adjacent.
Sea Trans:	None
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.

SITE USES

Light manufacturing, warehouse

COMMENTS

Owner will build to suit.

EDIC / BOSTON

Building space for lease in HYDE PARK Type: II

1616 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Arthur Leon, Owner
Leon Electric
1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	10,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

LEASE TERMS

Rent: $ 8.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 20.0 Loading Docks: 2 Drive-in
Freight Elevators: 0 Parking Spaces:

Utilities: Gas, heat.
Features: Five ton overhead crane.
Description:

TRANSPORTATION

Public Trans: Bus #32: Forest Hills - Wolcott Square.
Rail Trans: None
Sea Trans: None
Highway Trans: Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.

SITE USES

R&D.

COMMENTS

15,000 SF paved open area in rear for parking.

EDIC / BOSTON

Building space for sale/lease in HYDE PARK Type: I

1641 - 1645 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Peter Quinn, Broker
Quinn Associates, Inc.
130 Liberty Street
Brockton MA 02401
Phone: 617-963-1970

SIZE

Building Space Available:	40,000 Sq.Ft
Total Building Space:	40,000 Sq.Ft
Building Foot Print:	40,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 3.50 Sq.Ft Triple Net
Sale price: $ 1,500,000

BUILDING DESCRIPTION

Year Completed: 1965 Floors: 1

Stud Height: 12.0 Loading Docks: 3 Loading docks, 2 Drive-in doors
Freight Elevators: 0 Parking Spaces:

Utilities: All
Features: Ample parking.
Description:

TRANSPORTATION

Public Trans: MBTA-Bus & Rail
Rail Trans: Yes
Sea Trans: None
Highway Trans: Rt. 138 to Rt. 128.

SITE USES

Manufacturing, R&D

COMMENTS

40,000 SF for sale, 15,000 SF for lease.

EDIC / BOSTON

Land space for lease in HYDE PARK

Type:

Wheeler Estate
1665 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner
T.J. Geraghty & Associates
P.O. Box 52
Hyde Park MA 02136
Phone: 617-364-4000

SIZE

Open Space Available:	0	Sq.Ft
Parcel Size:	4.10	Acres

LEASE TERMS

Rent:

TRANSPORTATION

Public Trans:	Bus #3: Wolcott Square - Cleary Square.
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Neponset Valley Parkway to Rt. 138 to Rt. 128.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Land space for lease in HYDE PARK

Type:

1750 Hyde Park Avenue
Hyde Park MA 02136

CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner
T.J. Geraghty & Associate
P.O Box 52
Hyde Park MA 02136
Phone: 617-364-4000

SIZE

Open Space Available:	6,000	Sq.Ft
Parcel Size:	0.36	Acres

LEASE TERMS

Rent:

TRANSPORTATION

Public Trans:	Bus #3: Wolcott Square - Cleary Square.
Rail Trans:	Amtrak - 1/8 mile
Sea Trans:	None
Highway Trans:	Neponset Valley Parkway to Rte. 138 to Rte. 128.

SITE USES

Contractor yard.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building/Land space for lease in HYDE PARK Type: III

Burtman Steel Bldg
21 Industrial Drive
Hyde Park MA 02136

CONTACT PERSON

Chuck Burtman, Owner
Whiting Trust
31 Industrial Drive
Boston MA 02136
Phone: 617-364-1200

SIZE

Building Space Available:	6,000	Sq.Ft
Total Building Space:	25,000	Sq.Ft
Building Foot Print:	24,680	Sq.Ft
Open Space Available:	20,000	Sq.Ft
Parcel Size:	7.00	Acres

LEASE TERMS

Rent: $ 2.75 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1981 Floors: 2

Stud Height: 26.0 Loading Docks: 4 Overhead
Freight Elevators: 0 Parking Spaces: 100

Utilities: Sprinklered.
Features:
Renovations: None.
Description: Column spacing: 26'*50'.

TRANSPORTATION

Public Trans: Readville Commuter Station.
Rail Trans:
Sea Trans:
Highway Trans: Route 128, N/S.

SITE USES

Repair facility, warehouse.

COMMENTS

Includes modern offices in both floors, work area, and yard.

EDIC / BOSTON

Building space for lease in HYDE PARK Type: I

1476 River Street
Hyde Park MA 02136

CONTACT PERSON

Sal Palder, Owner

1476 River Street
Hyde Park MA 02136
Phone: 617-361-3360

SIZE

Building Space Available: 20,000 Sq.Ft
Total Building Space: 65,000 Sq.Ft
Building Foot Print: 0 Sq.Ft
Available Subdivision: Available space is primarily located on 2nd floor.

LEASE TERMS

Rent: $ 5.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1927 Floors: 2

Stud Height: 12.0 Loading Docks: 4 Overheads
Freight Elevators: 1 Parking Spaces: 5

Utilities: Hot air heat
Features:
Description:

TRANSPORTATION

Public Trans: Bus #33: Mattapan (Red Line) - Dedham Square.
Rail Trans: None
Sea Trans: None
Highway Trans: To Neponset Valley Parkway to Rt. 138, 3 miles.

SITE USES

Light manufacturing.

COMMENTS

EDIC / BOSTON

Building space for lease in HYDE PARK Type: I

54 Walter Street
Hyde Park MA 02136

CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner
T.J. Geraghty & Associate
P.O. Box 52
Hyde Park MA 02136
Phone: 617-364-4000

SIZE

Building Space Available: 26,000 Sq.Ft
Total Building Space: 26,000 Sq.Ft
Building Foot Print: 26,000 Sq.Ft

LEASE TERMS

Rent: $ 5.00 - 5.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1991 Floors: 1

Stud Height: 24.0 Loading Docks: 1 Overhead door
Freight Elevators: 0 Parking Spaces: 60

Utilities: Individual gas & electricity; building is fully sprinklered.
Features: Building is fully sprinklered.
Renovations: None
Description:

TRANSPORTATION

Public Trans: Bus #27: Mattapan (Red Line) - Ashmont Station (Red Line).
Rail Trans: Penn Central Tracks abut.
Sea Trans: None
Highway Trans: Fairmont Avenue to Truman Hwy. to Williams Avenue to Rt. 128

SITE USES

Manufacturing.

COMMENTS

JAMAICA PLAIN

EDIC / BOSTON

Building space for lease in JAMAICA PLAIN Type: I

59 - 71 Amory Street
Jamaica Plain MA 02130

CONTACT PERSON

Doug Peterson, Broker
Ashton Realty Trust/Rolls Realty
1125 Commonwealth Avenue
Allston MA 02134
Phone: 617-787-2777

SIZE

Building Space Available:	20,000 Sq.Ft
Total Building Space:	116,000 Sq.Ft
Building Foot Print:	29,000 Sq.Ft

LEASE TERMS

Rent: $ 3.00 - 4.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1910 Floors: 4

Stud Height: 12.0 Loading Docks: 3 Drive-in, 2 Tailgates
Freight Elevators: 2 Parking Spaces: 50

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Jackson Square Station (Orange Line), 1 block.
Rail Trans: None
Sea Trans: None
Highway Trans: Columbus Avenue to Melnea Cass Blvd. to I-93 N/S,1 1/2 miles

SITE USES

Storage, warehouse, mfng.

COMMENTS

Negotiable lease terms.

EDIC / BOSTON

Building space for lease in JAMAICA PLAIN Type: II

179 Amory Street
Jamaica Plain MA 02130

CONTACT PERSON

Bill Donovan, Broker
E. Denis Walsh & Associates
99 High Street, Suite 3002
Boston MA 02110
Phone: 617-367-3434

SIZE

Building Space Available:	2,000 Sq.Ft
Total Building Space:	6,000 Sq.Ft
Building Foot Print:	6,000 Sq.Ft

LEASE TERMS

Rent: $ 4.00 - 10.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 14.0 Loading Docks:
Freight Elevators: 1 Parking Spaces: 100

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Stonybrook MBTA Station (Orange Line). Bus #42 & 43.
Rail Trans: None
Sea Trans: None
Highway Trans: Columbus Avenue to Melnea Cass Blvd to I-93 N/S.

SITE USES

R&D, Light Mfg, Office.

COMMENTS

3-5 year lease term.

EDIC / BOSTON

Building space for sale/lease in JAMAICA PLAIN Type: I

181 - 185 Amory Street
Jamaica Plain MA 02130

CONTACT PERSON

Bill Donovan, Broker
E. Denis Walsh & Associates
99 High Street, Suite 3002
Boston MA 02110
Phone: 617-350-7070

SIZE

Building Space Available:	12,000 Sq.Ft
Total Building Space:	36,000 Sq.Ft
Building Foot Print:	0 Sq.Ft
Available Subdivision:	2 * 6,000 SF/floor.

LEASE/SALE TERMS

Rent: $ 3.00 Sq.Ft Triple Net
Sale price: $ 360,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 0

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities: Sprinklered.
Features:
Description: Consists of a three bldg complex.

TRANSPORTATION

Public Trans: Stonybrook MBTA Station (Orange Line); bus #42 & 43.
Rail Trans: None
Sea Trans: None
Highway Trans: Columbus Avenue to Melnea Cass Blvd to I-93 N/S.

COMMENTS

EDIC / BOSTON

Building space for lease in JAMAICA PLAIN Type: I

1705 Columbus Avenue
Jamaica Plain MA 02130

CONTACT PERSON

George Guscott, Owner
Long Bay Management Company
351 Massachusetts Avenue
Boston MA 02115
Phone: 617-266-8604

SIZE

Building Space Available: 42,000 Sq.Ft
Total Building Space: 44,000 Sq.Ft
Building Foot Print: 42,400 Sq.Ft

LEASE TERMS

Rent: $ 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 20.0 Loading Docks: 4 Overheads, 3 Tailboards
Freight Elevators: 1 Parking Spaces:

Utilities: Heat.
Features: Concrete floors.
Renovations: Needs sprinkler system; heating system & new roof.
Description:

TRANSPORTATION

Public Trans: Bus #47: Egelston - Brigham Circle, 1/4 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles.

SITE USES

Manufacturing, storage.

COMMENTS

Terms of lease are negotiable.
2nd floor has 1,600 SF office space.

EDIC / BOSTON

Building space for lease in JAMAICA PLAIN Type: I

Heffenrefer Brewery
31 Germania Street
Jamaica Plain MA 02130

CONTACT PERSON

Susan Gittelman, Owner
Brewery Development Company
31 Germania Street
Jamaica Plain MA 02130
Phone: 617-522-2424

SIZE

Building Space Available:	13,000 Sq.Ft
Total Building Space:	170,000 Sq.Ft
Building Foot Print:	92,000 Sq.Ft

LEASE TERMS

Rent: $ 3.75 - 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1880 Floors: 3

Stud Height: 20.0 Loading Docks: Rolling door and trailer tail
Freight Elevators: 0 Parking Spaces: 100

Utilities: Gas, heat, high level electric-3 phase capacity.
Features:
Renovations: Much of the space is newly renovated.
Description: Wood/brick construction.

TRANSPORTATION

Public Trans: Two blocks from the Orange Line (Green Station).
Rail Trans: None
Sea Trans: None
Highway Trans: Colombus Avenue to Melnea Cass Blvd. to I-93 N/S, 5 miles.

SITE USES

Manufacturing, Office

COMMENTS

EDIC / BOSTON

Building space for sale/lease in JAMAICA PLAIN Type: I

172 Green Street
Jamaica Plain MA 02130

CONTACT PERSON

Jay Wilson, Broker
ERA
2012 Center Street
West Roxbury MA 02132
Phone: 617-325-2775

SIZE

Building Space Available:	27,625	Sq.Ft
Total Building Space:	27,625	Sq.Ft
Building Foot Print:	5,525	Sq.Ft

LEASE/SALE TERMS

Rent: $ 3.75 Sq.Ft
Sale price: $ 1,000,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 4

Stud Height: 14.0 Loading Docks: 1 Tailboard
Freight Elevators: 1 Parking Spaces: 20

Utilities: Heat: steam by oil; gas available.
Features: Brick mill type construction; concrete & wood floors.
Description: Site includes aprox. 2,000 SF of concrete floor basement.

TRANSPORTATION

Public Trans: Green Street Station (Orange Line).
Rail Trans: None
Sea Trans: None
Highway Trans: Tremont Street to Melnea Cass Blvd to Expressway (I-93).

SITE USES

Light manufacturing.

COMMENTS

Sale price negotiable to $800,000.Long-term lease preferred.

EDIC / BOSTON

Building space for sale/lease in JAMAICA PLAIN Type: III

31 Heath Street
Jamaica Plain MA 02130

CONTACT PERSON

George Demeter, Owner

163 Newbury Street
Boston MA 02116
Phone: 617-262-1020

SIZE

Building Space Available:	38,000 Sq.Ft
Total Building Space:	38,000 Sq.Ft
Building Foot Print:	9,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 4.00 Sq.Ft Triple Net
Sale price: Taxes:

BUILDING DESCRIPTION

Year Completed: 1910 Floors: 4

Stud Height: 17.0 Loading Docks: 3 Tailboards, 2 Drive-In
Freight Elevators: 1 Parking Spaces: 30

Utilities:
Features:
Renovations: Building needs renovation.
Description:

TRANSPORTATION

Public Trans: Jackson Square Station (Orange Line), 3 Blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: To Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 1 mile.

SITE USES

Light manufacturing.

COMMENTS

EDIC / BOSTON

Building/Land space for sale in JAMAICA PLAIN

Type:

18 Marbury Terrace
Jamaica Plain MA 02130

CONTACT PERSON

Dick Levine, Broker
First Trade Union Savings Bank
PO Box 157
Dorchester MA 02122
Phone: 617-282-4848

SIZE

Building Space Available:	20,000	Sq.Ft
Total Building Space:	20,000	Sq.Ft
Building Foot Print:	20,000	Sq.Ft
Open Space Available:	30,000	Sq.Ft
Parcel Size:	0.00	Acres

SALE TERMS

Sale price: $ 550,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 20.0 Loading Docks: 3 Tailgates
Freight Elevators: 0 Parking Spaces: 15

Utilities:
Features: Sprinklered.
Renovations: None.
Description:

TRANSPORTATION

Public Trans: Commuter Rail and Orange Line, 1 minute walk.
Rail Trans: None.
Sea Trans: None.
Highway Trans: Melnea Cass Blvd. to I-93 N/S.

SITE USES

Manufacturing.

COMMENTS

Newly renovated building: new plumbing & electrical system.

EDIC / BOSTON

Building space for lease in JAMAICA PLAIN

Type: I

Doyle Chimney & Roofing Bldg
50 Stedman Street
Jamaica Plain MA 02130

CONTACT PERSON

Jerry Mello, Owner
Northeastern Petroleum Service
37 Brookley Road
Jamaica Plain MA 02130
Phone: 617-522-8390

SIZE

Building Space Available:	2,000	Sq.Ft
Total Building Space:	5,000	Sq.Ft
Building Foot Print:	5,000	Sq.Ft

LEASE TERMS

Rent: $ 7.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 13.0 Loading Docks: 1 Overhead
Freight Elevators: 0 Parking Spaces: 5

Utilities: Oil-fired furnace; 3-phase power.
Features:
Description: Concrete floor; wood and concrete block construction.

TRANSPORTATION

Public Trans: Forest Hill Station (Orange & Green Lines).
Rail Trans: None
Sea Trans: None
Highway Trans: Washington Street to Melnea Cass Blvd. to I-93 and I-90.

SITE USES

Garage, Warehouse, Office.

COMMENTS

Building has permit for automotive storage and warehouse.

EDIC / BOSTON

Building space for lease in JAMAICA PLAIN Type: I

The Paint Factory
76 Stonely Road
Jamaica Plain MA 02130

CONTACT PERSON

Jerry Mello, Owner
Northeastern Petroleum Service
37 Brookley Road
Jamaica Plain MA 02130
Phone: 617-522-8390

SIZE

Building Space Available:	7,000 Sq.Ft
Total Building Space:	7,500 Sq.Ft
Building Foot Print:	6,000 Sq.Ft

LEASE TERMS

Rent: $ 6.00 - 8.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 12.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features: Sprinkler.
Description: Flat and peaked roof. Broken cement floor on one section.

TRANSPORTATION

Public Trans: Forest Hill Stop on the Orange line.
Rail Trans: None
Sea Trans: None
Highway Trans: Washington Street to Melnea Cass Blvd. to I-93 and I-90.

SITE USES

Garage, Warehouse, Office.

COMMENTS

Owner will create parking on the 4,000 SF of adjacent land.

EDIC / BOSTON

Building space for sale/lease in JAMAICA PLAIN Type: I

3390 Washington Street
Jamaica Plain MA 02130

CONTACT PERSON

Russell Hill, Broker
R.E. Hill and Company, Inc.
432 Columbia Street
Boston MA 02141
Phone: 617-864-6800

SIZE

Building Space Available: 39,937 Sq.Ft
Total Building Space: 39,937 Sq.Ft
Building Foot Print: 17,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 2.90 - 6.00 Sq.Ft Triple Net
Sale price: $ 1,200,000 Taxes: $ 27,120

BUILDING DESCRIPTION

Year Completed: 1914 Floors: 2

Stud Height: 14.0 Loading Docks: 4 Dock height tailboards
Freight Elevators: 1 Parking Spaces: 75

Utilities: All.
Features:
Renovations: None.
Description:

TRANSPORTATION

Public Trans: Bus stop near building.
Rail Trans:
Sea Trans:
Highway Trans: Rtes. 9, 203 & 1 nearby.

SITE USES

Manufacturing, R&D, Warehouse

COMMENTS

Includes 10,000 SF office space.

ROXBURY

EDIC / BOSTON

Building space for sale in ROXBURY

Type:

Electric Specialty and Supply
817 Albany Street
Roxbury MA 02119

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
303 Congress Street, Suite 600
Boston MA 02210
Phone: 617-330-1070

SIZE

Building Space Available:	50,000	Sq.Ft
Total Building Space:	50,000	Sq.Ft
Building Foot Print:	8,050	Sq.Ft

SALE TERMS

Sale price: $ 1,750,000 Taxes: $ 28,000

BUILDING DESCRIPTION

Year Completed: 1912 Floors: 5

Stud Height: 12.0 Loading Docks: 2 Tailboards
Freight Elevators: 1 Parking Spaces: 130

Utilities: Oil, heat, gas, electricity (3 Phase 400 Amps).
Features:
Renovations: Needed for Office, R&D or Laboratories use.
Description: Brick exterior, steel frame & wood beam.

TRANSPORTATION

Public Trans: Bus#8: Columbus Point-Dudley; bus#9: Ctral Sq.-City Hospital
Rail Trans: None
Sea Trans: None
Highway Trans: Albany Street to I-93 N/S

SITE USES

Mfg, Warehouse, Office, R&D

COMMENTS

Separate freestanding 2,500 SF brick garage.

EDIC / BOSTON

Building space for sale/lease in ROXBURY Type: I

65 Allerton Street A
Roxbury MA 02119

CONTACT PERSON

Albert Sagansky, Broker
Warehouse and Distribution Properties
P.O. Box 148, Prudential Ctr
Boston MA 02199
Phone: 617-424-7212

SIZE

Building Space Available: 25,000 Sq.Ft
Total Building Space: 25,000 Sq.Ft
Building Foot Print: 25,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 0.00 Sq.Ft
Sale price: Taxes:

BUILDING DESCRIPTION

Year Completed: 1925 Floors: 1

Stud Height: 16.0 Loading Docks: Ground level-2; Platform level-1
Freight Elevators: 0 Parking Spaces: 40

Utilities:
Features: Brick/concrete construction; concrete floors;
Description: 10,000 SF garage, 15,000 SF manufacturing.

TRANSPORTATION

Public Trans: Bus #8: Columbia Point - Ruggles Station.
Rail Trans: None
Sea Trans: None
Highway Trans: Massachusetts Avenue to I-93 N/S.

COMMENTS

Rent & sale prices are negotiable.

EDIC / BOSTON

Land space for sale/lease in ROXBURY

Type:

65 Allerton Street B
Roxbury MA 02119

CONTACT PERSON

Albert Sagansky, Broker
Warehouse and Distribution Properties
P.O. Box 148 Prudential Ctr
Boston MA 02199
Phone: 617-424-7212

SIZE

Open Space Available: 34,100 Sq.Ft
Parcel Size: 0.78 Acres

LEASE/SALE TERMS

Rent: $ 0.90 Sq.Ft
Sale price:

Taxes:

TRANSPORTATION

Public Trans: Bus #8: Columbia Point - Ruggles Station.
Rail Trans: None
Sea Trans: None
Highway Trans: Massachusetts Avenue to I-93 N/S.

COMMENTS

Lease with option to purchase possible.
Sale price is negotiable.

EDIC / BOSTON

Building space for lease in ROXBURY Type: III

1132 Blue Hill Avenue
Roxbury MA 02120

CONTACT PERSON

Stavros Frantzis, Owner
Frantzis Associates
7 Harris Avenue
Jamaica Plain MA 02130
Phone: 617-983-0865

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	48,000 Sq.Ft
Building Foot Print:	30,000 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 18.0 Loading Docks: None.
Freight Elevators: 0 Parking Spaces:

Utilities:
Features: Open space, no columns.
Renovations: Exterior and windows; special wiring may be needed.
Description:

TRANSPORTATION

Public Trans: Bus # 29: Egelston Station - Mattapan Square (Red Line).
Rail Trans: None.
Sea Trans: None.
Highway Trans: Blue Hill Avenue to American Legion Hwy. to Rte. 128.

SITE USES

Light manufacturing, office.

COMMENTS

Rent is negotiable.
In-doors parking available.

EDIC / BOSTON

Building/Land space for sale in ROXBURY

Type:

Master Chemical Property
27 - 29 Bradston Street
Roxbury MA 02119

CONTACT PERSON

Al Myers, Owner

2 Oliver Street, 8th Floor
Boston MA 02109
Phone: 617-542-5072

SIZE

Building Space Available:	14,000	Sq.Ft
Total Building Space:	14,000	Sq.Ft
Building Foot Print:	7,000	Sq.Ft
Open Space Available:	15,500	Sq.Ft
Parcel Size:	0.36	Acres

SALE TERMS

Sale price:

Taxes:

BUILDING DESCRIPTION

Year Completed: 1934

Floors: 2

Stud Height: 11.0

Loading Docks:

Freight Elevators: 1

Parking Spaces: 30

Utilities:
Features:
Description: Consists of 2 bldgs.: 2-story 12,000 SF & 1-story 2,000 SF.

TRANSPORTATION

Public Trans: Bus #32: Wolcott Square - Arbor Way via Hyde Park Avenue.
Rail Trans: None
Sea Trans: None
Highway Trans: Collins Street to Hyde Park Avenue to American Legion Hwy.

SITE USES

Light industrial.

COMMENTS

Sale price for complex of 27-29 & 33 Bradston St.: $1.5 M.

EDIC / BOSTON

Building/Land space for sale in ROXBURY

Type:

33 Bradston Street
Roxbury MA 02119

CONTACT PERSON

Al Myers, Owner

2 Oliver Street, 8th Fl
Boston MA 02109
Phone: 617-542-5072

SIZE

Building Space Available:	16,000	Sq.Ft
Total Building Space:	16,000	Sq.Ft
Building Foot Print:	8,000	Sq.Ft
Open Space Available:	0	Sq.Ft
Parcel Size:	0.00	Acres

SALE TERMS

Sale price:

Taxes:

BUILDING DESCRIPTION

Year Completed: 1934

Floors: 2

Stud Height: 0.0

Loading Docks:

Freight Elevators: 1

Parking Spaces: 65

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Bus #32: Wolcott Square - Arbor Way via Hyde Park Avenue.
Rail Trans: None
Sea Trans: None
Highway Trans: To Hyde Park Avenue to American Legion Highway.

COMMENTS

In same complex as 27-29 Bradston Street.
Sale price for entire complex: $1.5 million.

EDIC / BOSTON

Building space for sale/lease in ROXBURY Type: I

Blake Film Bldg
140 Cummings Street
Roxbury MA 02120

CONTACT PERSON

John Cremmen, Broker
Peter Elliot
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Building Space Available:	34,367 Sq.Ft
Total Building Space:	34,367 Sq.Ft
Building Foot Print:	31,367 Sq.Ft

LEASE/SALE TERMS

Rent: $ 5.50 Sq.Ft Triple Net
Sale price: $ 750,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 16.0 Loading Docks: 5 Tailboards
Freight Elevators: 0 Parking Spaces: 35

Utilities: Gas-fired hot air; central AC for office.
Features:
Renovations: Gas fired; 480 V, 3 phase.
Description: Concrete foundation; concrete block construction.

TRANSPORTATION

Public Trans: Bus #10: City Point - Copley Square via Back Bay or bus #47.
Rail Trans: None
Sea Trans: None
Highway Trans: Southampton Street to I-93 N/S.

COMMENTS

Also includes a mezzanine.
Sale price is bank foreclosure minimum.

EDIC / BOSTON

Building space for sale/lease in ROXBURY Type: I

87 Kemble Street
Roxbury MA 02119

CONTACT PERSON

Paul Chomko, Owner
Gerald Freezer Inc.
87 Kemble Street
Boston MA 02119
Phone: 617-445-6565

SIZE

Building Space Available: 100,000 Sq.Ft
Total Building Space: 100,000 Sq.Ft
Building Foot Print: 70,000 Sq.Ft
Available Subdivision: From 1,000 to 33,000 SF on both floors.

LEASE/SALE TERMS

Rent: $ 0.75 - 1.50 Sq.Ft
Sale price: Taxes: $ 37,000

BUILDING DESCRIPTION

Year Completed: 1888 Floors: 2

Stud Height: 14.0 Loading Docks: 12 Trailer, 10 wheeler
Freight Elevators: 2 Parking Spaces: 30

Utilities: Water, sewer, electric
Features:
Description: Brick exterior; wood floors; column spacing approx. 16'

TRANSPORTATION

Public Trans: Bus & trains within 1/4 mile
Rail Trans: None
Sea Trans: None
Highway Trans: Proctor Street to Massachusetts Avenue to I-93 N/S.

SITE USES

Manufacturing, R&D, Warehouse

COMMENTS

Suitable for any industrial purpose.

EDIC / BOSTON

Building/Land space for lease in ROXBURY Type: I

960 Massachusetts Avenue
Roxbury MA 02119

CONTACT PERSON

Robert Eard, Owner
960 Mass. Avenue Realty Corporation
960 Massachusetts Ave.
Boston MA 02119
Phone: 617-442-1000

SIZE

Building Space Available:	15,000 Sq.Ft
Total Building Space:	80,000 Sq.Ft
Building Foot Print:	42,000 Sq.Ft
Available Subdivision:	1st floor: 2,000 SF office; 2nd floor: 12,000 SF.
Open Space Available:	10,000 Sq.Ft
Parcel Size:	1.10 Acres

LEASE TERMS

Rent: $ 2.50 - 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 3

Stud Height: 14.0 Loading Docks: 3 Tailboards
Freight Elevators: 3 Parking Spaces: 75

Utilities: EAS, heat
Features: Floor capable of heavy loads.
Description:

TRANSPORTATION

Public Trans: Bus #8: Columbia Point - Orange Line via Northampton Station
Rail Trans: None
Sea Trans: None
Highway Trans: Massachusetts Avenue to I-93 N/S, 1/4 mile.

SITE USES

Mfg, R&D, Office, Warehouse

COMMENTS

Easy access to Expressway, Mass Pike and downtown.

EDIC / BOSTON

Building space for lease in ROXBURY Type: II

1010 Massachusetts Avenue
Roxbury MA 02119

CONTACT PERSON

Dennis Stackhouse, Owner
Boston Realty Advisors, Inc.
120 Milk Street
Boston MA 02109
Phone: 617-248-8788

SIZE

Building Space Available: 20,000 Sq.Ft
Total Building Space: 182,000 Sq.Ft
Building Foot Print: 28,666 Sq.Ft
Available Subdivision: Available space is on 1st floor.

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: 1902 Floors: 6

Stud Height: 8.0 Loading Docks: 3 Tailboards
Freight Elevators: 2 Parking Spaces: 216

Utilities: 2 oil heat boilers; 480 & 220 power;
Features: New roof; 2 passenger elevators; sprinklered;
Renovations: Space is "as is"
Description: Space on the 1st floor is industrial, has access to loading.

TRANSPORTATION

Public Trans: Bus #8: Columbia Point - Dudley Station.
Rail Trans: None
Sea Trans: None
Highway Trans: Mass. Ave. to I-93 N/S, 1/4 mile.

SITE USES

R&D, office.

COMMENTS

Rent is negotiable, depending on use.

EDIC / BOSTON

Land space for sale in ROXBURY

Type:

Ace Auto Site
34 Moore Street
Roxbury MA 02119

CONTACT PERSON

John Cremmen, Broker
Peter Elliot
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Open Space Available: 118,816 Sq.Ft
Parcel Size: 2.73 Acres

SALE TERMS

Sale price: $ 1,300,000 Taxes:

TRANSPORTATION

Public Trans: Bus #10: Dudley Station - South Station.
Rail Trans: Available
Sea Trans: None
Highway Trans: Southampton Street to I-93 N/S and Turnpike, 2 blocks.

COMMENTS

21E has been performed.

EDIC / BOSTON

Building space for lease in ROXBURY Type: I

Standard Linen Building
169 Norfolk Avenue
Roxbury MA 02119

CONTACT PERSON

Dick Levine, Owner
First Trade Union Savings Bank
PO Box 157
Dorchester MA 02122
Phone: 617-282-4848

SIZE

Building Space Available:	26,000 Sq.Ft
Total Building Space:	52,000 Sq.Ft
Building Foot Print:	30,000 Sq.Ft
Available Subdivision:	13,000 SF available on 1st flr., 13,000 SF on 3rd.

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: 1975 Floors: 3

Stud Height: 14.0 Loading Docks: 1 Drive-in
Freight Elevators: 2 Parking Spaces: 18

Utilities: All on site.
Features: Fully sprinklered; steel/brick construction, alarm systems.
Renovations: Owner would negotiate renovation costs.
Description:

TRANSPORTATION

Public Trans: Bus #8: Columbia Point - Dudley Station, 1 block.
Rail Trans: None
Sea Trans: None
Highway Trans: To Hampden Street to Melnea Cass Blvd. to I-93, 1/2 mile.

SITE USES

Light mfng,distribution,office

COMMENTS

Site consists of 3 bldgs:22K SF in 1-story,15K SF in 2-story
15,000 SF in 3-story building.

EDIC / BOSTON

Building space for lease in ROXBURY Type: I

U-Haul Building
15 Rusfield Street
Roxbury MA 02119

CONTACT PERSON

Russ Thomas, Owner
U-Haul Company
15 Rusfield Street
Roxbury MA 02118
Phone: 617-623-5600

SIZE

Building Space Available: 26,000 Sq.Ft
Total Building Space: 400,000 Sq.Ft
Building Foot Print: 134,000 Sq.Ft
Available Subdivision: Available space:22,000 SF on 3rd, 4,000 SF on 1st.

LEASE TERMS

Rent: $ 4.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1950 Floors: 3

Stud Height: 24.0 Loading Docks: 1 Drive In
Freight Elevators: 3 Parking Spaces: 20

Utilities: water, heating, electricity.
Features:
Description:

TRANSPORTATION

Public Trans: Bus #8: Columbus Point - Dudley Station.
Rail Trans: None
Sea Trans: None
Highway Trans: Mass. Avenue to I-93 N/S, 3 blocks.

SITE USES

Light manufacturing, storage.

COMMENTS

EDIC / BOSTON

Building space for lease in ROXBURY Type: I

Healthco/Harry Miller Bldg.
120 Southampton Street
Roxbury MA 02120

CONTACT PERSON

Mark Gottesman, Broker
Hunneman Company
70-80 Lincoln Street
Boston MA 02111
Phone: 617-457-3211

SIZE

Building Space Available:	25,000 Sq.Ft
Total Building Space:	76,000 Sq.Ft
Building Foot Print:	76,000 Sq.Ft

LEASE TERMS

Rent: $ 4.25 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1950 Floors: 1

Stud Height: 16.0 Loading Docks: 2 Tailboards
Freight Elevators: 0 Parking Spaces: 15

Utilities: HVAC
Features: Building includes 1500 SF office.
Description: Brick/concrete construction.

TRANSPORTATION

Public Trans: Bus #8: Columbus Point - Dudley Station (Orange Line).
Rail Trans: None
Sea Trans: None
Highway Trans: Southampton Street to I-93 N/S.

SITE USES

Manufacturing, distribution

COMMENTS

Lease term of 5-10 years.

EDIC / BOSTON

Building/Land space for sale in ROXBURY

Type:

Abbott Equipment Site
133 Southampton Street
Roxbury MA 02120

CONTACT PERSON

John Cremmen, Broker
Peter Elliot
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Building Space Available:	12,000	Sq.Ft
Total Building Space:	12,000	Sq.Ft
Building Foot Print:	12,000	Sq.Ft
Open Space Available:	50,767	Sq.Ft
Parcel Size:	1.44	Acres

SALE TERMS

Sale price: $ 1,900,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Bus #8: Columbus Point - Dudley Station (Orange Line).
Rail Trans: None
Sea Trans: None
Highway Trans: Southampton Street to I-93 N/S.

COMMENTS

Open land is a paved, fenced lot.

EDIC / BOSTON

Land space for sale in ROXBURY

Type:

Terrace Street Site
77 Terrace Street
Roxbury MA 02120

CONTACT PERSON

Liz McNeil, Owner
Real Property Dept., City of Boston
Boston City Hall, Room 811
Boston MA 02201
Phone: 617-635-4102

SIZE

Open Space Available:	28,300	Sq.Ft
Parcel Size:	0.70	Acres

SALE TERMS

Sale price:

Taxes:

TRANSPORTATION

Public Trans:	Bus #47: Egelston - Brigham Circle, 1 block.
Rail Trans:	Yes (Boston - Providence)
Sea Trans:	None
Highway Trans:	Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles.

COMMENTS

Mixed industrial and low income area.
Sale price is negotiable.

EDIC / BOSTON

Building space for sale/lease in ROXBURY Type: I

Oliver Ditson Building
166 Terrace Street
Roxbury MA 02120

CONTACT PERSON

Skip Freeman, Owner

166 Terrace Street
Boston MA 02120
Phone: 617-427-6550

SIZE

Building Space Available: 20,000 Sq.Ft
Total Building Space: 60,000 Sq.Ft
Building Foot Print: 10,000 Sq.Ft
Available Subdivision: 7,000 SF available on 1st flr.;others on 4th & 5th

LEASE/SALE TERMS

Rent: $ 3.75 Sq.Ft Triple Net
Sale price: $ 1,400,000 Taxes: $ 12,000

BUILDING DESCRIPTION

Year Completed: 1930 Floors: 6

Stud Height: 12.0 Loading Docks: 1 Tailboard
Freight Elevators: 1 Parking Spaces: 12

Utilities:
Features: Concrete floors.
Description:

TRANSPORTATION

Public Trans: Bus #41: Centre and Eliot - Dudley Station.
Rail Trans: None
Sea Trans: None
Highway Trans: Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles.

SITE USES

Light manufacturing, storage.

COMMENTS

EDIC / BOSTON

Building space for sale in ROXBURY

Type:

Windsor Muffin Bldg
100 Topeka Street
Roxbury MA 02120

CONTACT PERSON

John Cremmen, Broker
Peter Elliot
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Building Space Available:	32,880 Sq.Ft
Total Building Space:	32,880 Sq.Ft
Building Foot Print:	17,860 Sq.Ft

SALE TERMS

Sale price: $ 875,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 2

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features: Brick exterior; concrete floors.
Description:

TRANSPORTATION

Public Trans: Bus #10: City Point - Copley Square via Back Bay.
Rail Trans: None
Sea Trans: None
Highway Trans: Southampton Street to I-93 N/S.

COMMENTS

Currently, owner occupies bldg. with 2 other tenants.
Can be delivered vacant, if desired.

EDIC / BOSTON

Building space for lease in ROXBURY Type: II

Ferridad Building
17 Warren Street
Roxbury MA 02119

CONTACT PERSON

George Guscott, Owner
Long Bay Management Company
351 Massachusetts Avenue
Boston MA 02115
Phone: 617-266-8604

SIZE

Building Space Available: 68,000 Sq.Ft
Total Building Space: 68,000 Sq.Ft
Building Foot Print: 10,000 Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Year Completed: Floors: 7

Stud Height: 12.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features: 1 passenger elevator
Renovations: Needs renovations.
Description:

TRANSPORTATION

Public Trans: Bus #45: Dudley Station - Franklin Park, 3 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: To Washington Street to Melnea Cass Blvd. to I-93.

SITE USES

R&D, office

COMMENTS

Needs substantial tenant.
Rent is negotiable.

EDIC / BOSTON

Building/Land space for lease in ROXBURY Type: I

1960 Washington Street
Roxbury MA 02119

CONTACT PERSON

David Smookler, Broker
Dartmouth Co.
One Exeter Plaza, 6th Floor
Boston MA 02116
Phone: 617-262-6620

SIZE

Building Space Available:	12,796 Sq.Ft
Total Building Space:	14,196 Sq.Ft
Building Foot Print:	5,800 Sq.Ft
Available Subdivision:	Basement, 1st floor, 2nd floor: 4,212 SF/floor.
Open Space Available:	0 Sq.Ft
Parcel Size:	0.50 Acres

LEASE TERMS

Rent: $ 4.00 - 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 3

Stud Height: 14.0 Loading Docks: 1 Loading door
Freight Elevators: 0 Parking Spaces: 12

Utilities:
Features: Heavy electrical system.
Description: Wooden floors, large insulated windows.

TRANSPORTATION

Public Trans: Orange Line nearby.
Rail Trans: None
Sea Trans: None
Highway Trans: I-93 to Melnea Cass Blvd..

SITE USES

Manufacturing, Distribution.

COMMENTS

Also ideal for workshop and assembly use.

EDIC / BOSTON

Building space for lease in ROXBURY

Type: II

2101 Washington Street
Roxbury MA 02119

CONTACT PERSON

Russell Hill, Broker
R.E. Hill and Company, Inc.
432 Columbia Street
Boston MA 02141
Phone: 617-864-6800

SIZE

Building Space Available:	40,000 Sq.Ft
Total Building Space:	40,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Available Subdivision:	All

LEASE TERMS

Rent: $ 10.00 - 15.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 4

Stud Height: 12.0 Loading Docks: 1 Delivery door with conveyer
Freight Elevators: 1 Parking Spaces: 75

Utilities: All
Features:
Renovations: Owner will built to suit (new facade and elevator)
Description:

TRANSPORTATION

Public Trans: Bus Stop at Building via Dudley Station
Rail Trans:
Sea Trans:
Highway Trans: Near SE Expressway/Mass. Pike

SITE USES

R&D, Office or Retail

COMMENTS

EDIC / BOSTON

Building space for lease in ROXBURY Type: II

20 West Howell Street
Roxbury MA 02119

CONTACT PERSON

Jay Dacey, Broker
Peter Elliot
990 Washington Street
Dedham MA 02026
Phone: 617-329-6780

SIZE

Building Space Available: 5,000 Sq.Ft
Total Building Space: 10,000 Sq.Ft
Building Foot Print: 5,000 Sq.Ft
Available Subdivision: 5,000 SF available space is located on 2nd floor.

LEASE TERMS

Rent: $ 9.00 - 10.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1960 Floors: 2

Stud Height: 8.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 12

Utilities: Oil/hot air heat.
Features: Air conditioning. Garage type building.
Description:

TRANSPORTATION

Public Trans: Andrew Square (Red Line), 3 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Boston Street to I-93 N/S, 1 block.

SITE USES

Industrial office.

COMMENTS

SOUTH BOSTON

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: I

353 - 359 Congress Street
South Boston MA 02210

CONTACT PERSON

Rick Falcione, Broker

505 Mount Auburn Street
Watertown MA 02172
Phone: 617-926-3000

SIZE

Building Space Available: 9,000 Sq.Ft
Total Building Space: 30,000 Sq.Ft
Building Foot Print: 6,000 Sq.Ft
Available Subdivision: Basement, 2nd floor & 4th floor.

LEASE/SALE TERMS

Rent: $ 5.00 Sq.Ft Triple Net
Sale price: $ 3,250,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 5

Stud Height: 14.0 Loading Docks:
Freight Elevators: 1 Parking Spaces:

Utilities:
Features: Fully sprinklered.
Description:

TRANSPORTATION

Public Trans: Bus #6: South station (Red Line) - MIP.
Rail Trans: None
Sea Trans: None
Highway Trans: Congress St. to Dorchester Av. to Summer St. to I-93 N/S.

SITE USES

Manufacturing

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

369 Congress Street
South Boston MA 02210

CONTACT PERSON

Issac Beck, Owner
Channel Trust
P.O Box 92
Newton MA 02164
Phone: 617-332-1250

SIZE

Building Space Available:	21,000 Sq.Ft
Total Building Space:	56,000 Sq.Ft
Building Foot Print:	7,000 Sq.Ft

LEASE TERMS

Rent: $ 5.00 - 3.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 8

Stud Height: 14.0 Loading Docks: 1
Freight Elevators: 1 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans:	Bus #6: Haymarket (Green Line) - Army Base, 1 block.
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Congress St. to Dorchester Av. to Summer St. to I-93 N/S.

SITE USES

Manufacturing.

COMMENTS

The bottom flrs of this bldg are leased for industrial uses.

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: III

Beacon Electric Building
437 D Street
South Boston MA 02127

CONTACT PERSON

John Cremmen, Broker
Peter Elliot
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Building Space Available: 100,000 Sq.Ft
Total Building Space: 100,000 Sq.Ft
Building Foot Print: 12,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 1.50 - 2.75 Sq.Ft Triple Net
Sale price: $ 2,100,000 Taxes: $ 40,537

BUILDING DESCRIPTION

Year Completed: 1925 Floors: 7

Stud Height: 12.0 Loading Docks: 3
Freight Elevators: 2 Parking Spaces: 20

Utilities: Gas or oil.
Features: Windows on 3 sides.
Renovations: Needs new bathrooms; HVAC.
Description: Concrete construction.

TRANSPORTATION

Public Trans: MBTA bus.
Rail Trans:
Sea Trans:
Highway Trans:

SITE USES

Manufacturing, warehouse.

COMMENTS

30 potential parking spaces in basement.
Landlord will make improvements subject to requirements.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

28 Damrell Street
South Boston MA 02127

CONTACT PERSON

Joe Goldman, Owner
New England Bias
28 Damrell Street
Boston MA 02127
Phone: 617-269-8020

SIZE

Building Space Available:	30,000 Sq.Ft
Total Building Space:	100,000 Sq.Ft
Building Foot Print:	34,000 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: 1925 Floors: 3

Stud Height: 25.0 Loading Docks: 2 Tailboards
Freight Elevators: 1 Parking Spaces: 120

Utilities: Oil fired steam heat
Features: Also includes a basement.
Renovations: Depends on tenant use.
Description: Also includes a basement.

TRANSPORTATION

Public Trans: Andrew Station (Red Line), 3 1/2 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: To Dorchester Ave. to Beverly Street to I-93, 1 1/4 miles.

SITE USES

Light manufacturing,warehouse.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: I

365 Dorchester Avenue
South Boston MA 02210

CONTACT PERSON

Dana Narlee, Broker
Pearson Associates
1 International Pl.,Suite 1130
Boston MA 02110
Phone: 617-330-8676

SIZE

Building Space Available: 68,000 Sq.Ft
Total Building Space: 68,000 Sq.Ft
Building Foot Print: 68,000 Sq.Ft

LEASE/SALE TERMS

Rent: $ 4.50 Sq.Ft
Sale price: $ 2,850,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1925 Floors: 1

Stud Height: 32.0 Loading Docks: 6 Drive-in, 1 Tailboard
Freight Elevators: 0 Parking Spaces:

Utilities: Ample electricity
Features: Two five-ton cranes, heavy floor load
Description:

TRANSPORTATION

Public Trans:
Rail Trans: Rail adjacent
Sea Trans: None
Highway Trans:

COMMENTS

Lease terms: 3-5 years or more.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

369 Dorchester Avenue
South Boston MA 02210

CONTACT PERSON

Abraham K. Wang, Owner
Patriot Associates
P. O. Box 62
Newtonville MA 02160
Phone: 617-268-0383

SIZE

Building Space Available:	20,000 Sq.Ft
Total Building Space:	70,000 Sq.Ft
Building Foot Print:	70,000 Sq.Ft

LEASE TERMS

Rent: $ 4.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 1

Stud Height: 25.0 Loading Docks: 1 Tailboard
Freight Elevators: 0 Parking Spaces: 30

Utilities:
Features:
Description: Part of a 2-building complex (with 383 Dorchester Avenue).

TRANSPORTATION

Public Trans: Broadway station (Red Line) - 4 blocks.
Rail Trans: Yes
Sea Trans: None
Highway Trans: To Berkeley Street or Broadway Bridge to I-93 N/S, 5 blocks.

SITE USES

Warehouse, distribution.

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

383 Dorchester Avenue
South Boston MA 02210

CONTACT PERSON

Abraham K. Wang, Owner
Patriot Associates
P. O. Box 62
Newtonville MA 02160
Phone: 617-268-0383

SIZE

Building Space Available: 2,600 Sq.Ft
Total Building Space: 30,000 Sq.Ft
Building Foot Print: 15,000 Sq.Ft
Available Subdivision: Available space is on 1st floor.

LEASE TERMS

Rent: $ 4.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1930 Floors: 2

Stud Height: 15.0 Loading Docks: 4 Tailboards
Freight Elevators: 0 Parking Spaces: 20

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Broadway Station (Red Line), 4 blocks.
Rail Trans: Yes
Sea Trans: None
Highway Trans: To Berkeley Street or Broadway Bridge to I-93 N/S, 5 blocks.

SITE USES

Warehouse.

COMMENTS

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: I

Eastern Index Building
409 Dorchester Avenue
South Boston MA 02127

CONTACT PERSON

Joan Deegan, Broker
Cobalt Realty Trust Co.
440 Moraine Street
Marshfield MA 02050
Phone: 508-269-0900

SIZE

Building Space Available:	10,000	Sq.Ft
Total Building Space:	0	Sq.Ft
Building Foot Print:	10,000	Sq.Ft

LEASE/SALE TERMS

Rent: $ 6.50 - 8.00 Sq.Ft Triple Net
Sale price: $ 640,000 Taxes: $ 8,700

BUILDING DESCRIPTION

Year Completed: 1910 Floors: 1

Stud Height: 14.0 Loading Docks: Dock height
Freight Elevators: 0 Parking Spaces: 15

Utilities: oil heat, ceiling blowers, full power 110/220.
Features: New plumbing to hook up, two loading front and back.
Renovations: None
Description: 10,000 SF building

TRANSPORTATION

Public Trans: Broadway or Andrew Sq. T Stations (MBTA Red Line).
Rail Trans: Yes
Sea Trans: None
Highway Trans: Dorchester Ave to Berkely Street or Broadway Bridge.

SITE USES

Manufacturing

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

Davidson Property
474 Dorchester Avenue
South Boston MA 02210

CONTACT PERSON

Ed Davidson, Owner
Davidson Management Co.
PO Box 288
Arlington MA 02174
Phone: 617-643-5344

SIZE

Building Space Available: 25,000 Sq.Ft
Total Building Space: 25,000 Sq.Ft
Building Foot Print: 18,000 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 2

Stud Height: 25.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 30

Utilities: All on site
Features:
Description:

TRANSPORTATION

Public Trans: Broadway Station (Red Line), 5 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Broadway Bridge to I-93 N/S.

SITE USES

Manufacturing, distribution.

COMMENTS

Second floor contains office space.
Rent is negotiable.

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: II

388 East Eighth Street
South Boston MA 02127

CONTACT PERSON

Edward F. Smith, Owner

932 Dorchester Avenue
Boston MA 02125
Phone: 617-436-8829

SIZE

Building Space Available: 15,600 Sq.Ft
Total Building Space: 15,600 Sq.Ft
Building Foot Print: 5,200 Sq.Ft
Available Subdivision: 6,000 SF avail. on 1st & 2nd flrs; 3,000 SF on 3rd

LEASE/SALE TERMS

Rent: $ 7.00 - 8.00 Sq.Ft Triple Net
Sale price: $ 900,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1984 Floors: 3

Stud Height: 15.0 Loading Docks: 1 Drive-in
Freight Elevators: 0 Parking Spaces:

Utilities: Power: single and 3 phase, gas heat.
Features: New HVAC system.
Renovations: Renovations completed in April 1990.
Description:

TRANSPORTATION

Public Trans: MBTA Broadway Station (Red Line), 1/4 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: To Dorchester Street to Broadway to I-93, 1/2 mile.

SITE USES

R&D, office, light mnfg.

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

Distillery Building B
516D East Second Street
South Boston MA 02127

CONTACT PERSON

Bill Stroud, Owner
City Development Corp.
516 East Second Street
Boston MA 02127
Phone: 617-269-8430

SIZE

Building Space Available: 3,476 Sq.Ft
Total Building Space: 3,476 Sq.Ft
Building Foot Print: 3,476 Sq.Ft
Available Subdivision: Subdivided into: 731 SF space; 1,435 SF; 1,310 SF.

LEASE TERMS

Rent: $ 6.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 1

Stud Height: 14.0 Loading Docks: 3: Drive-In, Ramp-In, 18 Wheeler Height
Freight Elevators: 0 Parking Spaces: 6

Utilities: Heat.
Features: Cynder block building, with new roof. Has a sink.
Renovations: Will depend on use.
Description:

TRANSPORTATION

Public Trans: Bus #7: City Point - South Station (Red Line).
Rail Trans: None.
Sea Trans: None.
Highway Trans: First Street to Summer Street to I-93 N/S, 1 mile.

SITE USES

Light manufacturing, storage.

COMMENTS

Has the capability of yard space.

EDIC / BOSTON

Land space for lease in SOUTH BOSTON

Type:

King Terminal Site
Elkins Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Open Space Available:	191,520 Sq.Ft
Parcel Size:	4.50 Acres

LEASE TERMS

Rent:

TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Summer Street to I-93 N/S, 1 mile.

COMMENTS

Rent is negotiable.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

11 Elkins Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Building Space Available:	4,000	Sq.Ft
Total Building Space:	60,000	Sq.Ft
Building Foot Print:	10,000	Sq.Ft

LEASE TERMS

Rent: $ 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 5

Stud Height: 0.0 Loading Docks: 2
Freight Elevators: 2 Parking Spaces:

Utilities:
Features:
Description: Space is located on the first floor.

TRANSPORTATION

Public Trans: Bus #7: City Point - South Station (Red Line).
Rail Trans: None
Sea Trans: None
Highway Trans: Elkins Street to Summer Street to I-93 N/S, 1 mile.

SITE USES

Manufacturing

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

King Terminal Site
15 Elkins Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Building Space Available:	21,000 Sq.Ft
Total Building Space:	36,000 Sq.Ft
Building Foot Print:	7,200 Sq.Ft

LEASE TERMS

Rent: $ 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed:

Floors: 5

Stud Height: 0.0

Loading Docks: 2 Tailboards

Freight Elevators: 1

Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Summer Street to I-93 N/S, 1 mile.

SITE USES

Manufacturing

COMMENTS

Lease term is five years plus options.

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: I

207 F Street
South Boston MA 02127

CONTACT PERSON

Arnold Feinerman, Owner
Admiral Construction Corp.
381 Congress Street
Boston MA 02210
Phone: 617-357-9700

SIZE

Building Space Available: 3,750 Sq.Ft
Total Building Space: 15,000 Sq.Ft
Building Foot Print: 7,500 Sq.Ft
Available Subdivision: Available space located on first floor.

LEASE/SALE TERMS

Rent: $ 7.00 - 9.00 Sq.Ft
Sale price: $ 1,500,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1987 Floors: 2

Stud Height: 30.0 Loading Docks: 4 Drive-in
Freight Elevators: 0 Parking Spaces: 15

Utilities: Heat: gas fired; 800 amp service.
Features: Security system; 10' security gate around building.
Description:

TRANSPORTATION

Public Trans: Bus #7: South Station (Red Line) - City Point, 2 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: F Street to Broadway to I-93, 1/2 mile.

SITE USES

Light Manufacturing, R&D.

COMMENTS

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: I

Court Square Press Building
14 - 16 Greenbaum Street
South Boston MA 02127

CONTACT PERSON

Ryna Greenbaum, Owner
Court Square Press
14 - 16 Greenbaum Street
Boston MA 02127
Phone: 617-482-0668

SIZE

Building Space Available: 225,000 Sq.Ft
Total Building Space: 225,000 Sq.Ft
Building Foot Print: 28,400 Sq.Ft

LEASE/SALE TERMS

Rent: $ 3.50 - 9.00 Sq.Ft Triple Net
Sale price: Taxes: $ 96,761

BUILDING DESCRIPTION

Year Completed: 1937 Floors: 6

Stud Height: 12.0 Loading Docks: 2 Tailboards
Freight Elevators: 4 Parking Spaces: 250

Utilities:
Features:
Renovations: Depending on use.
Description: Free standing building. Elevators include 1 passenger.

TRANSPORTATION

Public Trans: Adjacent to Broadway Station (Red Line).
Rail Trans: None
Sea Trans: None
Highway Trans: Foundry Street to Broadway to I-93 N/S, 1/2 mile.

SITE USES

Manufacturing,warehouse,office

COMMENTS

Sale price is negotiable.

EDIC / BOSTON

Land space for sale/lease in SOUTH BOSTON

Type:

K Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Open Space Available:	10,500	Sq.Ft
Parcel Size:	0.25	Acres

LEASE/SALE TERMS

Rent:
Sale price: Taxes:

TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Summer Street to I-93 N/S.

COMMENTS

Owners will consider development of site.
Rent negotiable.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

60 K Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Building Space Available:	13,000 Sq.Ft
Total Building Space:	40,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Available Subdivision:	3rd floor: 7,554 SF; 4th floor: 5,000 SF.

LEASE TERMS

Rent: $ 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1920 Floors: 4

Stud Height: 0.0 Loading Docks:
Freight Elevators: 1 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line), 1 block.
Rail Trans:	None
Sea Trans:	None
Highway Trans:	Summer Street to I-93 N/S, 1 1/2 miles.

SITE USES

Mfg, Office, Warehouse.

COMMENTS

This property is currently being renovated.
Owner anticipates the space for office & distribution uses.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: II

Boston Fish Pier
220 Northern Avenue
South Boston MA 02210

CONTACT PERSON

Bill Marsh, Owner
Massachusetts Port Authority
280 Northern Avenue
Boston MA 02210
Phone: 617-973-5681

SIZE

Building Space Available:	4,000 Sq.Ft
Total Building Space:	260,000 Sq.Ft
Building Foot Print:	86,000 Sq.Ft
Available Subdivision:	4,000 SF available space on 3rd floor.

LEASE TERMS

Rent: $14.00Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1986 Floors: 3

Stud Height: 10.0 Loading Docks: 1 Drive-in
Freight Elevators: 0 Parking Spaces: 80

Utilities:	Gas (natural), electricity, water, sewer.
Features:	All new utilities; office space; newly renovated.
Renovations:	Main building 100% renovated.
Description:	

TRANSPORTATION

Public Trans:	Bus #6: MIP - South Station (Red Line).
Rail Trans:	1 block.
Sea Trans:	Docking facilities available.
Highway Trans:	Northern Avenue to I-93 N/S, 3/4 mile.

SITE USES

R&D, office.

COMMENTS

Rehabbed from warehouse space.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: II

253 Northern Avenue
South Boston MA 02210

CONTACT PERSON

Bill Marsh, Owner
Massachusetts Port Authority
280 Northern Avenue
Boston MA 02210
Phone: 617-973-5681

SIZE

Building Space Available:	7,000 Sq.Ft
Total Building Space:	25,000 Sq.Ft
Building Foot Print:	0 Sq.Ft
Available Subdivision:	7,000 SF available on 2nd floor.

LEASE TERMS

Rent: $10.00Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1912 Floors: 2

Stud Height: 8.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans:	Bus #6: MIP - South Station (Red Line).
Rail Trans:	Yes.
Sea Trans:	Docking facilities available.
Highway Trans:	Northern Avenue to I-93 N/S, 3/4 mile.

SITE USES

R&D, office.

COMMENTS

Parking is available in the vicinity.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

Brilliant Seafood Site
315 Northern Avenue
South Boston MA 02210

CONTACT PERSON

Bill Marsh, Owner
Massachusetts Port Authority
280 Northern Avenue
Boston MA 02210
Phone: 617-973-5681

SIZE

Building Space Available:	20,200 Sq.Ft
Total Building Space:	20,200 Sq.Ft
Building Foot Print:	16,000 Sq.Ft

LEASE TERMS

Rent: $ 6.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 3

Stud Height: 15.0 Loading Docks: 3 Overhead
Freight Elevators: 0 Parking Spaces: 25

Utilities: 1500 amp electric; natural gas; fully sprinklered.
Features:
Description: Steel frame; concrete block.

TRANSPORTATION

Public Trans: Bus #6: MIP - South Station (Red Line).
Rail Trans: Yes
Sea Trans: Possible
Highway Trans: Northern Avenue to I-93 N/S, 3/4 mile.

SITE USES

Food processing.

COMMENTS

Building has walk-in refrigerators and freezers.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

212 Old Colony Avenue
South Boston MA 02127

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
303 Congress Street Suite 600
Boston MA 02210
Phone: 617-330-1070

SIZE

Building Space Available:	3,750	Sq.Ft
Total Building Space:	3,750	Sq.Ft
Building Foot Print:	3,750	Sq.Ft

LEASE TERMS

Rent: $ 6.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1930 Floors: 1

Stud Height: 18.0 Loading Docks: 1 Drive-In
Freight Elevators: 0 Parking Spaces: 2

Utilities:
Features: Brick; concrete block and wood beam construction
Description: Brick; concrete block and wood beam construction.

TRANSPORTATION

Public Trans: Andrew Station (Red Line)
Rail Trans:
Sea Trans:
Highway Trans: I-93/Mass Pike 1/2 mile away.

SITE USES

Mfg, Office, Warehouse

COMMENTS

Girafe story warehouse. High exposure on Old Colony Avenue.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

10 - 12 Powerhouse Road
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Building Space Available:	6,800 Sq.Ft
Total Building Space:	6,800 Sq.Ft
Building Foot Print:	6,800 Sq.Ft

LEASE TERMS

Rent: $ 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 0.0 Loading Docks: 1 Drive-in
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Renovations: No renovation needed
Description:

TRANSPORTATION

Public Trans:
Rail Trans:
Sea Trans:
Highway Trans:

COMMENTS

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON

Type: I

415 Summer Street
South Boston MA 02127

CONTACT PERSON

Ryna Greenbaum, Owner
Court Square Press
14 - 16 Greenbaum Street
Boston MA 02127
Phone: 617-482-0668

SIZE

Building Space Available: 126,000 Sq.Ft
Total Building Space: 126,000 Sq.Ft
Building Foot Print: 26,400 Sq.Ft

LEASE/SALE TERMS

Rent:
Sale price: Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 5

Stud Height: 13.0 Loading Docks: 1 Tailgate
Freight Elevators: 3 Parking Spaces: 13

Utilities:
Features:
Renovations: Depending on use.
Description:

TRANSPORTATION

Public Trans: Bus #6: South Station (Red Line) - MIP.
Rail Trans: None.
Sea Trans: None.
Highway Trans: Summer Street to I-93 N/S.

SITE USES

Manufacturing, warehouse.

COMMENTS

Rent and/or sale price are negotiable.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: I

Morton Shoe Building
647 Summer Street
South Boston MA 02210

CONTACT PERSON

Bill Varetas, Owner
Pappas Companies
655 Summer Street
Boston MA 02210
Phone: 617-330-9797

SIZE

Building Space Available: 40,000 Sq.Ft
Total Building Space: 360,000 Sq.Ft
Building Foot Print: 360,000 Sq.Ft

LEASE TERMS

Rent: $ 4.50 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 15.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 60

Utilities: Oil, heat.
Features:
Description:

TRANSPORTATION

Public Trans: South Station (Red Line), 1/2 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 4 blocks.

SITE USES

Warehouse.

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type:

775 Summer Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Building Space Available:	13,900 Sq.Ft
Total Building Space:	13,900 Sq.Ft
Building Foot Print:	13,900 Sq.Ft

LEASE TERMS

Rent: $ 6.50 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 0.0 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans:
Rail Trans:
Sea Trans:
Highway Trans:

SITE USES

R&D, Manufacturing

COMMENTS

Large parcel of land attached:
A fenced yard - asking $100,000 a year for the land.

EDIC / BOSTON

Building space for lease in SOUTH BOSTON Type: II

803 Summer Street
South Boston MA 02210

CONTACT PERSON

David Corkery, Broker
Lynch, Murphy, Walsh & Partners
One Financial Center
Boston MA 02111
Phone: 617-348-3800

SIZE

Building Space Available:	3,800	Sq.Ft
Total Building Space:	26,700	Sq.Ft
Building Foot Print:	6,675	Sq.Ft

LEASE TERMS

Rent: $ 8.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1965 Floors: 4

Stud Height: 11.0 Loading Docks:
Freight Elevators: 0 Parking Spaces: 72

Utilities: All utilities on site.
Features:
Description: Ideal for R&D and office. Drive-in warehouses.

TRANSPORTATION

Public Trans: Bus #6: Army Base - Haymarket (Green Line), 3 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Summer Street to Atlantic Avenue to SE Expressway (I-93).

SITE USES

R&D, Warehouse.

COMMENTS

EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

44 Stillings Street
South Boston MA 02210

CONTACT PERSON

McCarthy Sole & Leather Company
44 Stillings Street
Boston MA 02210
Phone: 617-482-9383

SIZE

Building Space Available:	11,000	Sq.Ft
Total Building Space:	90,000	Sq.Ft
Building Foot Print:	0	Sq.Ft

LEASE TERMS

Rent: $ 3.00 - 4.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1915 Floors: 6

Stud Height: 10.0 Loading Docks: 3
Freight Elevators: 3 Parking Spaces: 20

Utilities: Electric
Features:
Description: Brick building

TRANSPORTATION

Public Trans: Near South Station/World Trade Center
Rail Trans: None
Sea Trans: None
Highway Trans:

SITE USES

Mfg, R&D, Warehouse, Storage.

COMMENTS

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON Type: I

307 West First Street
South Boston MA 02210

CONTACT PERSON

Dana Narlee, Owner
Pearson Associates
1 International Pl.,Suite 1130
Boston MA 02110
Phone: 617-330-8676

SIZE

Building Space Available: 25,340 Sq.Ft
Total Building Space: 25,340 Sq.Ft
Building Foot Print: 14,340 Sq.Ft

LEASE/SALE TERMS

Rent: $ 5.50 - 8.00 Sq.Ft
Sale price: $ 1,000,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1984 Floors: 2

Stud Height: 22.0 Loading Docks: 1 Tailboard
Freight Elevators: 0 Parking Spaces: 40

Utilities: Sprinklered.
Features:
Description: Concrete floors; brick construction.

TRANSPORTATION

Public Trans: Bus #7: City Point - South Station (Red Line).
Rail Trans: None
Sea Trans: None
Highway Trans: West First to West Broadway to I-93 N/S.

SITE USES

Manufacturing, Office

COMMENTS

Warehouse and office space. Bldg dimension: 100 * 167.
Owner prefers to sell.

EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON

Type: I

249 West Second Street
South Boston MA 02127

CONTACT PERSON

Ted Hamburger, Broker
Jacob Hamburger
249 West Second Street
Boston MA 02127
Phone: 617-268-5580

SIZE

Building Space Available: 75,000 Sq.Ft
Total Building Space: 125,000 Sq.Ft
Building Foot Print: 25,000 Sq.Ft
Available Subdivision: 2nd, 3rd & 4th floors.

LEASE/SALE TERMS

Rent: $ 2.75 - 4.00 Sq.Ft
Sale price: $ 2,000,000 Taxes: $ 25,000

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 4

Stud Height: 15.0 Loading Docks: Electric and metal
Freight Elevators: 2 Parking Spaces:

Utilities:
Features: Completely sprinklered.
Description: Mill type brick building: 325' * 100'.

TRANSPORTATION

Public Trans: MBTA Broadway Station.
Rail Trans: None
Sea Trans: None
Highway Trans:

SITE USES

Manufacturing, Warehouse.

COMMENTS

SOUTH END

EDIC / BOSTON

Building space for lease in SOUTH END

Type: I

Neptune Garment Building
242 East Berkeley Street
South End MA 02118

CONTACT PERSON

Cecil Rose, Owner
The Branton Company
242 East Berkeley Street
Boston MA 02118
Phone: 617-482-2500

SIZE

Building Space Available:	10,000 Sq.Ft
Total Building Space:	50,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

LEASE TERMS

Rent: $ 5.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: Floors: 5

Stud Height: 11.5 Loading Docks: 1 Tailboard
Freight Elevators: 1 Parking Spaces: 30

Utilities: Water, gas, sewer, electric, oil burners
Features:
Renovations: none
Description: Brick building with beamed ceilings on 4th floor.

TRANSPORTATION

Public Trans: Back Bay Station (Orange Line), 1/2 mile.
Rail Trans: Yes
Sea Trans: None
Highway Trans: East Berkeley to Albany Street to I-93 N/S. I-90, 1 block.

SITE USES

Light Manufacturing, R&D

COMMENTS

Two passenger elevators, office space on 2nd floor.
Insulated thermal windows.

EDIC / BOSTON

Building space for lease in SOUTH END

Type: I

Evenson Building
90 Wareham Street
South End MA 02118

CONTACT PERSON

Leon Frieden, Owner
State Coat Front Company
90 Wareham Street
Boston MA 02118
Phone: 617-482-6591

SIZE

Building Space Available:	15,000 Sq.Ft
Total Building Space:	90,000 Sq.Ft
Building Foot Print:	15,000 Sq.Ft
Available Subdivision:	15,000 SF available space on 2nd floor.

LEASE TERMS

Rent: $ 5.75 - 7.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1885 Floors: 6

Stud Height: 12.0 Loading Docks: 2 Drive-In
Freight Elevators: 2 Parking Spaces: 30

Utilities: Oil heat.
Features: High pressure steam available.
Description:

TRANSPORTATION

Public Trans: Back Bay Station (Orange Line & Commuter Rail), 1/2 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: Wareham Street to I-93 N/S, 1/4 mile.

SITE USES

Light manufacturing, office.

COMMENTS

Office space is newly renovated with central AC.

EDIC / BOSTON

Building space for lease in SOUTH END

Type: II

1234 Washington Street
South End MA 02118

CONTACT PERSON

Arthur Leon, Owner
Leon Electric
1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

SIZE

Building Space Available:	20,000 Sq.Ft
Total Building Space:	55,000 Sq.Ft
Building Foot Print:	55,000 Sq.Ft

LEASE TERMS

Rent: $ 8.00 - 10.00 Sq.Ft

BUILDING DESCRIPTION

Year Completed: 1900 Floors: 1

Stud Height: 15.0 Loading Docks: 1 Drive-In
Freight Elevators: 0 Parking Spaces:

Utilities: Gas, heat, fully sprinklered.
Features:
Description: Reinforced concrete building.

TRANSPORTATION

Public Trans: Back Bay Station (Orange Line), 1/2 mile.
Rail Trans: None
Sea Trans: None
Highway Trans: Washington Street to Herald St. to I-93 (SE Expressway).

SITE USES

R&D.

COMMENTS

Mixed income residential, commercial and industrial area.

WEST ROXBURY/ROSLINDALE

EDIC / BOSTON

Building space for lease in ROSLINDALE Type: I

44 Lochdale Road
Roslindale MA 02131

CONTACT PERSON

Charles E. Dow, Owner
Charles E. Dow, Trustee
100 City Hall Plaza
Boston MA 02108
Phone: 617-742-1919

SIZE

Building Space Available:	6,500 Sq.Ft
Total Building Space:	37,500 Sq.Ft
Building Foot Print:	25,000 Sq.Ft

LEASE TERMS

Rent: $ 4.00 - 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 13.0 Loading Docks: 2 Tailboard loading docks
Freight Elevators: 0 Parking Spaces: 40

Utilities: Gas, electric, water, sewer, sprinkler, AC offices
Features:
Renovations: None
Description: One story modern masonry.

TRANSPORTATION

Public Trans: Forest Hills Station/Arborway, 8 blocks.
Rail Trans: None
Sea Trans: None
Highway Trans: Washington Street to Cummins Highway to Rts. 128 and 138.

SITE USES

Light Mfg, R&D, Warehouse.

COMMENTS

EDIC / BOSTON

Building space for lease in ROSLINDALE Type: I

98 Lochdale Road
Roslindale MA 02131

CONTACT PERSON

Charles E. Dow, Owner
Charles E. Dow, Trustee
100 City Hall Plaza
Boston MA 02108
Phone: 617-712-1919

SIZE

Building Space Available:	5,500	Sq.Ft
Total Building Space:	5,500	Sq.Ft
Building Foot Print:	0	Sq.Ft

LEASE TERMS

Rent: $ 4.00 - 5.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 13.0 Loading Docks: 1 Tailboard loading dock
Freight Elevators: 0 Parking Spaces: 40

Utilities: Gas, electric, water, sewer, sprinkler, AC offices.
Features:
Renovations: None
Description: One story modern masonry.

TRANSPORTATION

Public Trans: Forest Hills MBTA, busses at door.
Rail Trans: Amtrak stops at Forest Hills Station.
Sea Trans:
Highway Trans: 4 miles to Rte 128, 4 miles to downtown.

SITE USES

Light Mfg, R&D, Warehouse

COMMENTS

EDIC / BOSTON

Building space for sale in ROSLINDALE Type:

28 Mahler Road
Roslindale MA 02131

CONTACT PERSON

Frank Ditto, Owner

28 Mahler Road
Roslindale MA 02131
Phone: 617-524-5100

SIZE

Building Space Available: 25,000 Sq.Ft
Total Building Space: 25,000 Sq.Ft
Building Foot Print: 10,000 Sq.Ft

SALE TERMS

Sale price: $ 375,000 Taxes:

BUILDING DESCRIPTION

Year Completed: 1964 Floors: 3

Stud Height: 10.0 Loading Docks: 2 Tailboards
Freight Elevators: 1 Parking Spaces: 5

Utilities:
Features: Storage and office space available as well.
Renovations: Renovated in 1964 and 1978.
Description:

TRANSPORTATION

Public Trans: Forest Hills Station/Arborway (Orange and Green Line)
Rail Trans: None
Sea Trans: None
Highway Trans: Washington Street to Cummins Hwy. to Rte. 128 and 138.

SITE USES

Light Manufacturing, Warehouse

COMMENTS

EDIC / BOSTON

Building space for lease in WEST ROXBURY Type: I

225 Rivermoore Street
West Roxbury MA 02132

CONTACT PERSON

Bruce Roberts, Broker
LBS Management
209 West Central Street
Natick MA 01760
Phone: 508-650-9900

SIZE

Building Space Available: 30,000 Sq.Ft
Total Building Space: 122,000 Sq.Ft
Building Foot Print: 122,000 Sq.Ft

LEASE TERMS

Rent: $ 4.00 Sq.Ft Triple Net

BUILDING DESCRIPTION

Year Completed: 1971 Floors: 1

Stud Height: 16.0 Loading Docks: 1 Drive-in, 4 Tailboards
Freight Elevators: 0 Parking Spaces: 300

Utilities:
Features:
Description:

TRANSPORTATION

Public Trans: Bus 46A.
Rail Trans:
Sea Trans:
Highway Trans: Off Rte 128.

SITE USES

Light manufacturing, R&D.

COMMENTS

Single storey with mezzanine.

EDIC / BOSTON

Building/Land space for sale in WEST ROXBURY Type:

Washington Street
West Roxbury MA 02132

CONTACT PERSON

Don Forde, Broker
Forde & Associates
66 Harris Avenue
Needham MA 02192
Phone: 617-444-1040

SIZE

Building Space Available:	10,000	Sq.Ft
Total Building Space:	10,000	Sq.Ft
Building Foot Print:	10,000	Sq.Ft
Open Space Available:	25,000	Sq.Ft
Parcel Size:	0.57	Acres

SALE TERMS

Sale price: $ 600,000 Taxes:

BUILDING DESCRIPTION

Year Completed: Floors: 1

Stud Height: 14.0 Loading Docks: 1 Tailboard
Freight Elevators: 0 Parking Spaces: 20

Utilities:
Features: Concrete base floors (high floor load).
Description: Space is divided between two buildings.

TRANSPORTATION

Public Trans: West Roxbury Stn. (Commuter Rail to South Stn.), 1/2 miles.
Rail Trans: None
Sea Trans: None
Highway Trans: Washington St. to VFW Parkway to Rte. 128, 1 1/2 miles.

SITE USES

Light mfng., distribution.

COMMENTS

Sale price is negotiable.

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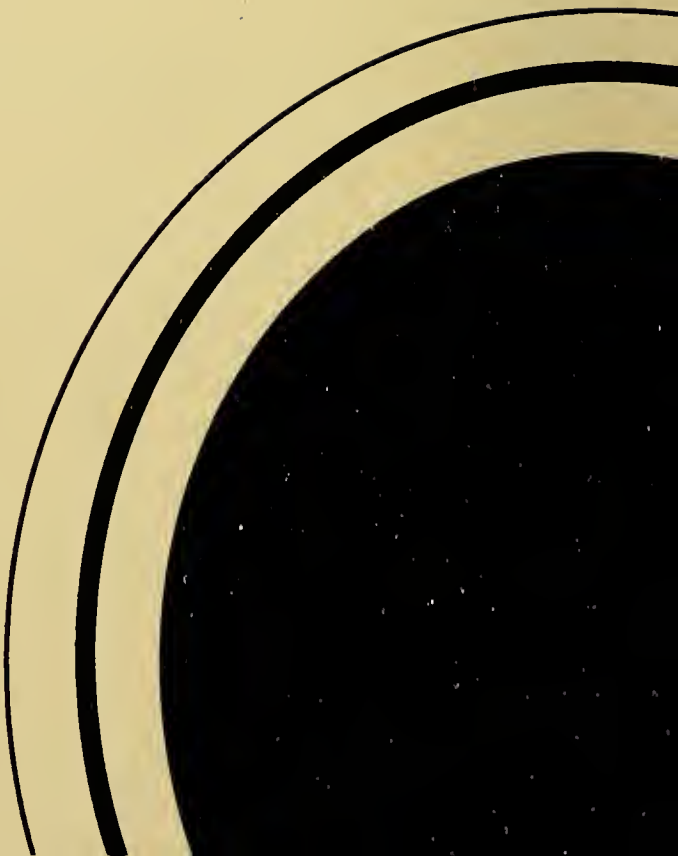
EDIC/ Boston
43 Hawkins Street
Boston, Massachusetts 02114
617-635-3342